

Colorado

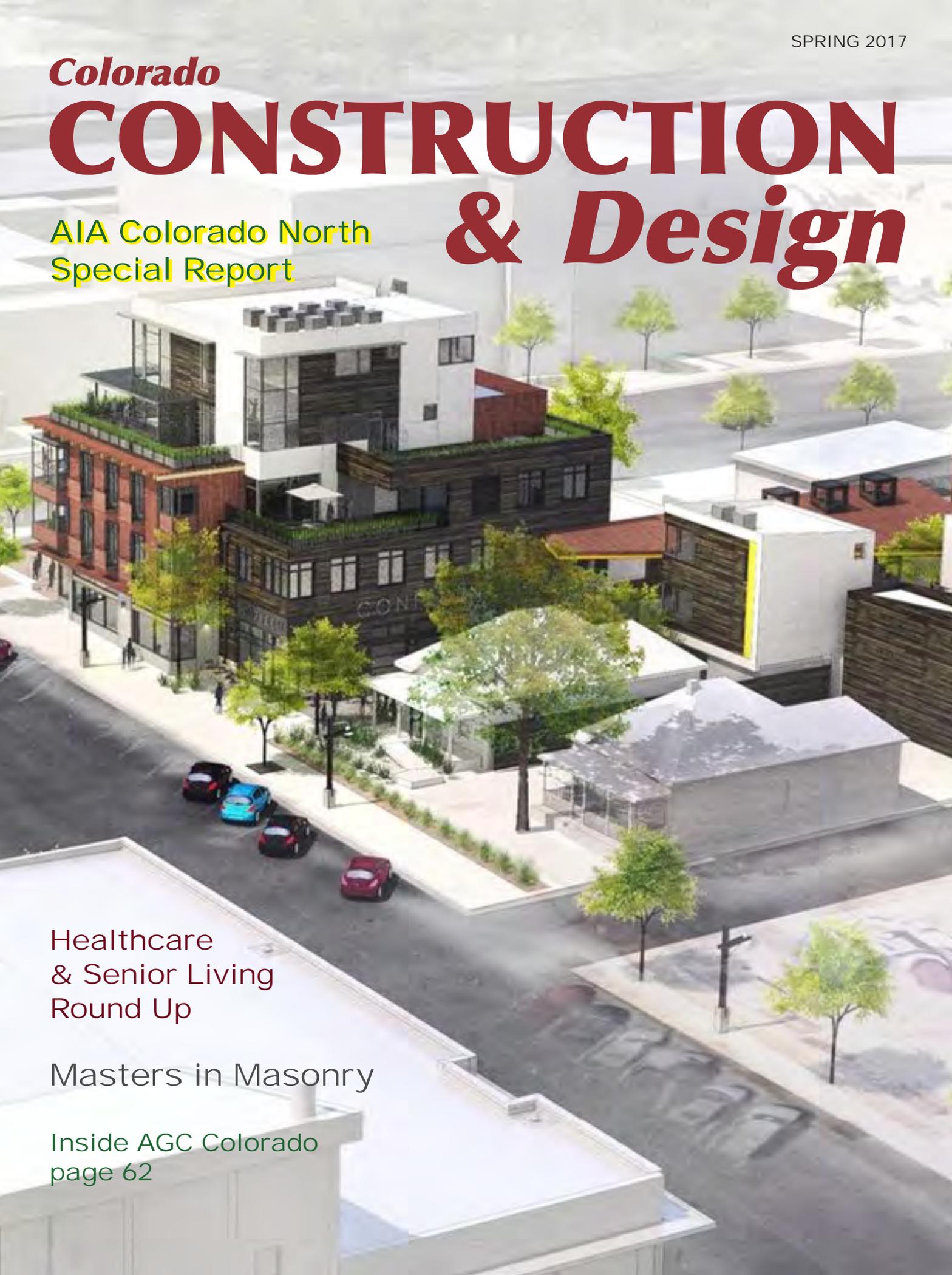
CONSTRUCTION & Design

AIA Colorado North
Special Report

Healthcare
& Senior Living
Round Up

Masters in Masonry

Inside AGC Colorado
page 62

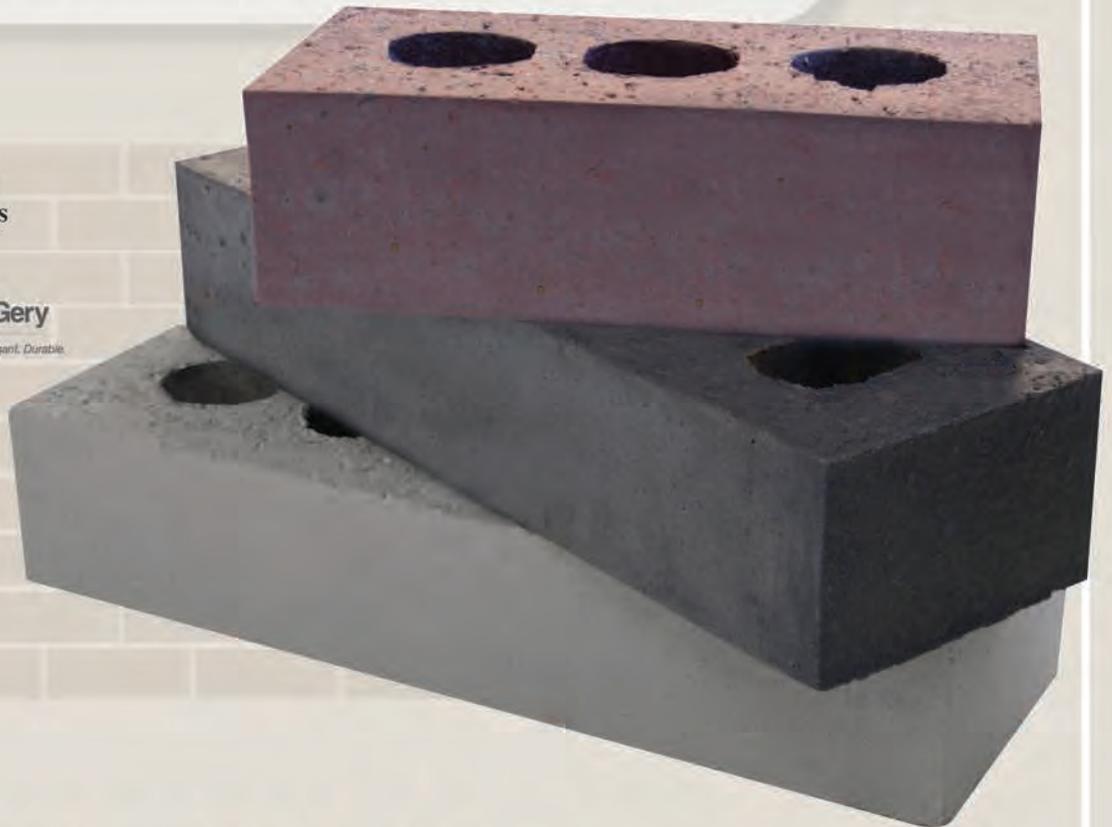


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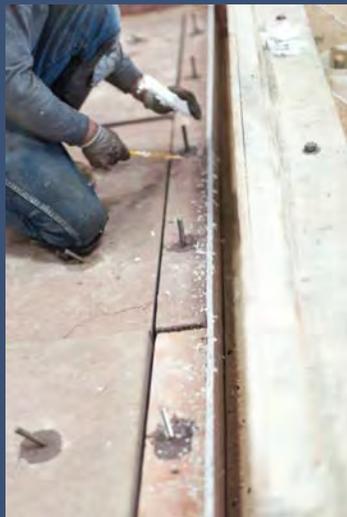
DAY 1

Flagstone harvested from local quarry in Lyons, Colorado



DAY 9

Stone cast in face of precast sandwich panels with integral rainscreen/ drainmat, and Thermomass insulation.



DAY 27

Precast cladding erected in 22 days compared to 130 days for traditional field-installed flagstone.



Project: CSU Health and Medical Center
Owner: Colorado State University
Contractor: Adolfson & Peterson Construction
Architect: Bennett, Wagner, Grody Architects
Engineer: JVA Consulting

In this Issue

Publisher's/Editor's Letter
Mike Branigan, Polly Emmons

08 | **AEC Industry News**

16 | **Project Updates**

20 | **People News**

24 | **Good Works**

30 | **Healthcare and Senior Living Round Up**
by Sean O'Keefe

Feature Story
40 | **St. Anthony MOB III**
by Julie Wanzer

Industry Spotlight
44 | **AIA Industries**

46 | **Masters in Masonry**

Columnists
50 | **CCIG, USGBC, CRMCA, ULI,
AIA, Holland & Hart**

62 | **Inside AGC Colorado**

Parting Shots
70 | **Industry Events in Colorado**

Advertiser Index

On the cover:

Confluence is a mixed-use project located at the center of what was once the parade ground for Fort Collins' namesake military outpost and just a few steps from the Poudre River and downtown.

Image Credit: [au]workshop

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Subscription \$40.00 per year in the USA

Postmaster: Send address changes to:
Colorado Construction & Design, Inc.,
8622 W. Warren Dr., Lakewood, CO
80227-2343

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Celebrating CCD Magazine's 7th Anniversary and a Message from the Editor



Dear Reader,

Welcome to the 7th Anniversary edition of CCD Magazine. In this issue we look at healthcare and senior living projects across Colorado and take an inside look at the Rocky Mountain Masonry Institute and area "masters in masonry." Sean O'Keefe does a great job as usual in his round up of health care projects, and Julie Wanzer gives us the inside tour at St. Anthony MOB 3 and RMMI.

It's with much enthusiasm that we re-introduce Polly Emmons, our Editor and Creative Director who is taking a much more active role with this magazine. She has loads of AEC experience, is a former software engineer and has updated our website. We ask you to remember that when you send press releases or advertise in this magazine, your messaging and ads come alive both in print and online.



Hello readers! I am elated to have been named Colorado Construction & Design's (CCD) new Editor and Creative Director. With this magazine undergoing positive change, redesigned and reimagined, I will continuously strive for excellence in each successive issue. To be bold, I would like to state that it is my mission to attain new levels of communication and interaction in this ever-changing world of publishing, print and digital media. What I do promise is that as CCD's editor and creative director I will constantly listen to the opinions and needs of our readers, sponsors, and AEC industry professionals. Whether that means increasing the number of project updates, larger fonts, bolder and more engaging images and articles, or even help with designing your ads - you can count on me. Bottom line is: magazines are about trust and partnership: as the editor, I will strive to always keep you engaged, build your trust, and help you build your brand."

As always, send us your news. We're here to help you build your business.

Sincerely,

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CELEBRATING **70 YEARS** OF
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Etkin Johnson Acquires 33.12 Acres Adjacent to Colorado Tech Center in Louisville, CO

Future Plans Underway for Three-Building, 400,000 SF Office/Industrial/Flex Campus

The acquired land has historically been used as a tree farm, but was rezoned for commercial use prior to the sale. The site is one of the last remaining pieces of land in or around CTC that can accommodate 24-foot clear flex buildings, a staple feature of Etkin Johnson's buildings. Etkin Johnson plans to break ground on the first building of a proposed three-building, 400,000-square-foot office/industrial/flex campus - dubbed the Louisville Corporate Campus at CTC in the fourth quarter of 2017.

"A traffic signal will also be installed at the entrance to the park along Dillon Road," added Conn. "It's one more perk that should prove advantageous when leasing the to-be-built buildings."



Like other Etkin Johnson properties in the area, the proposed Louisville Corporate Campus at CTC will include outdoor workspaces, highly integrated technology, roll-up glass garage doors that create open-air workspaces, and environmentally responsible amenities including:

- Energy efficient HVAC system
- Solar control Low-E glass
- Strategically placed skylights
- GenFlex cool roof system
- Free electric vehicle charging stations
- Exterior LED building and parking lot lighting

For more information about the proposed Louisville Corporate Campus at CTC and other Etkin Johnson properties in CTC, please visit: <http://www.etkinjohnson.com/colorado-technology-center>.

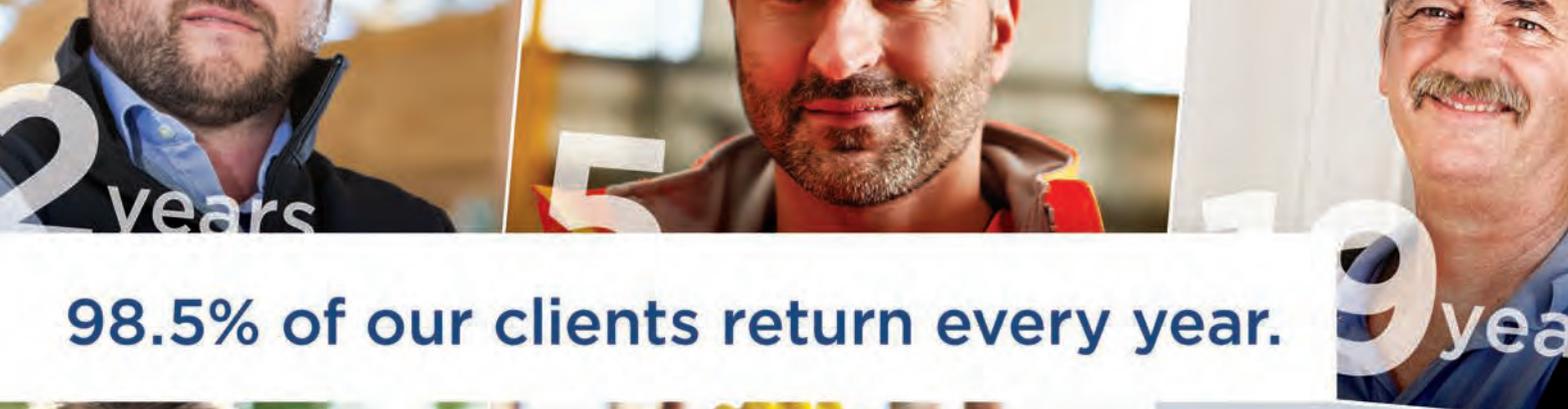
PCL Construction Honored with Spot on Fortune's "100 Best Companies to Work For" List for 12th Year

Fortune magazine has named PCL Construction to its "100 Best Companies to Work For" list for the 12th consecutive year. PCL, one of North America's top 10 general contractors, ranked number 98 on the list this year.

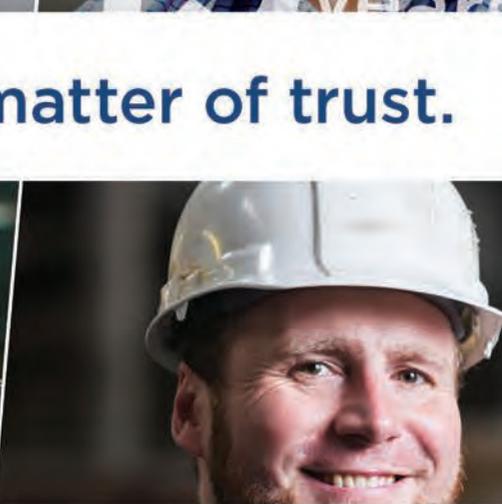
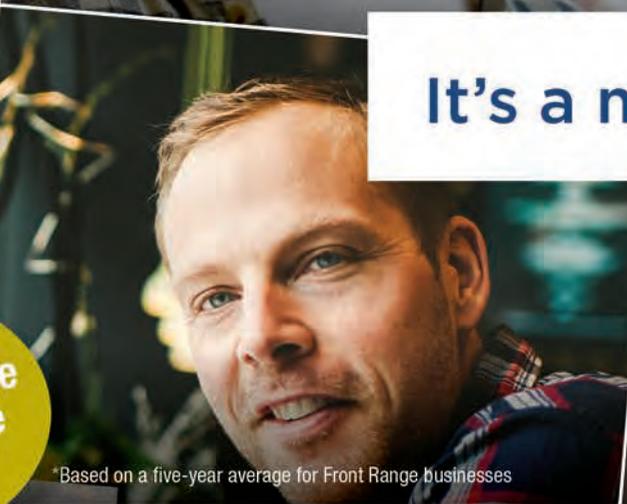
"Having PCL recognized as one of the best companies to work across the United States is a significant honor that we take tremendous pride in," said Shaun Yancey, President and COO of US Operations. **"It's because of our employee's hard work, dedication, and devotion to our company that we're on this list, and have been for 12 straight years."**

PCL has consistently made Fortune's "100 Best Companies to Work For" list since 2005 because of the organization's employee-ownership model, dynamic culture, wellness initiatives, and philanthropic endeavors. Beyond offering a comprehensive benefits package and professional development programs, PCL encourages employees to achieve work-life balance by offering a flexible working schedule, gym reimbursement, and employee health and wellness programs, along with the opportunity to celebrate accomplishments throughout the year, whether to mark a successful project, completion of a project, or milestone anniversary.

Two-thirds of a company's survey score is based on the results of an employee survey, which is sent to a random sample of employees from each company. This survey asks questions related to employees' attitudes about management's credibility, overall job satisfaction, and camaraderie. The other third is based on responses to the Culture Audit, which includes detailed questions about pay and benefit programs and a series of open-ended questions about hiring practices, methods of internal communication, training, recognition programs, and diversity efforts.



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Milender White Earns National Excellence in Construction Award

Milender White's work on the Rose Andom Center in Denver has earned the company a first-place national Excellence in Construction® Eagle Award from Associated Builders and Contractors (ABC) in the Community/Public Service Category. Representatives from the company received the award March 1 during ABC's 27th annual Excellence in Construction awards celebration in Fort Lauderdale, Florida.

"Associated Builders and Contractors is proud to honor Milender White with a best-in-class Excellence in Construction Eagle Award for their tremendous work in completing the Rose Andom Center safely, on time and budget," said 2017 ABC National Chair Chuck Goodrich, president of Gaylor Electric Inc., Indianapolis.

"The dedication to innovation, productivity and world-class craftsmanship demonstrated by Milender White and its employees produced truly

impressive results that any project owner would be proud of."

The Rose Andom Center is the Rocky Mountain region's first wrap-around services center for victims of domestic violence, providing integrated support for survivors of partner violence and their families. In collaboration with the Denver Justice Council and the Mayor's Office, the Center was built at an existing structure at 1330 Fox Street, a 75,759 sq. ft., three-story, precast concrete building.

Milender White with OZ Architecture planned and executed phased renovations, based on fundraising efforts, to transform the building into an attractive, environmentally efficient and safe and welcoming facility. The project included fully sprinkling the nonsprinkled building, replacing the mechanical system, upgrading the electrical system and replacing all windows at three elevations.

Gallegos Wins First Place National Safety Award

The Gallegos Corporation was chosen as the 2016 First Place winner in its category at the Association of General Contractors (AGC) / Willis Towers Watson Construction Safety Excellence Awards. The Gallegos Corporation won the Specialty Contractor Division's 500,000 to 750,000 Work Hour category at the AGC Annual Convention held in Las Vegas Nevada.



Representatives Mike Haller- Safety Director; Juan Becerra – Masonry Foreman; Dave Little - Chief Business Development Officer; and Seth Cole - Chief Operating Officer were present to accept the award on behalf of all Gallegos employees.

After being selected as one of the top 3 finalists, the Gallegos team was required to give an oral presentation and answer questions from the distinguished judges which provided them an opportunity to describe in detail their corporation's commitment to safety, occupational health management and risk control. Being able to demonstrate employee participation in their safety program set The Gallegos Corporation apart from the competition.

"Getting our employees home safe is the most important goal we set every morning. The Gallegos Corporation's safety initiatives have been embraced and supported throughout all levels of our organization, which leads to our continued success," said Gary Woodworth, President and CEO of The Gallegos Corporation. "We focus on risk management, safety training, work site hazard identification and empowering our employees to be aware of potential risks. Mike Haller, our Safety Director, has executed our safety initiatives and exceeded our goals for 2016."



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USGBC Colorado's 2017 Rocky Mountain Green Conference to Take Place April 26-28

The U.S. Green Building Council Colorado (USGBC Colorado) announced last week that Dr. Antwi Akom will be the keynote speaker at the 10th annual Rocky Mountain Green conference, taking place April 26-28, 2017 at the Sheraton Denver Downtown Hotel located at 1550 Court Place. Rocky Mountain Green is the largest green building conference and expo in the Rocky Mountain region.

Akom is an urban technologist with an extensive background in collaborative, community-facing technology projects, designing for the public good and developing new models of urban innovation in the 21st century that make cities and schools smarter, more equitable, just and sustainable.

"We are thrilled to have Dr. Akom bring his expertise in urban planning to this year's Rocky Mountain Green," said Patti Mason, director, USGBC Colorado.

"Urban development is happening at a rapid pace in Denver and the Front Range of Colorado and it's important that environmental justice and human health are prioritized as cities and communities are planned to ensure that generations to come live, work and play in green buildings."

"Social, economic, and environmental sustainability is universal, and can apply to any community, no matter where they are located," said Akom.

"Colorado is already so successful in terms of sustainability, and USGBC is such a vital player in the built environment, but I'm looking forward to working with key players in the state to advance the social welfare of all Colorado communities including the state's most vulnerable populations."

Mortenson Selected to Build UCHealth's New Hospital in Highlands Ranch

Mortenson Construction, a top builder in Colorado, today announced that it has been awarded the contract to build UCHealth's new Highlands Ranch hospital. Located just south of C-470 and Lucent Boulevard, UCHealth Highlands Ranch Hospital will bring advanced health services to residents in Highlands Ranch and Douglas County. UCHealth will partner with community physicians and the University of Colorado School of Medicine to provide care at the new hospital, which will open with 72 inpatient beds and provide an ICU, operating rooms, advanced cardiac services, an emergency department and complete imaging capabilities.

EYP Health (formerly known as WHR Architects) is the architect for the Highlands Ranch hospital.

"The hospital design is based on a prototype that EYP Health developed for UCHealth's Longs Peak Hospital, an efficient, flexible model with

a memorable brand identity that reflects the Colorado context," said Tushar Gupta, AIA, principal with EYP Health.

"Mortenson is proud to continue its relationship with UCHealth and to deliver another state-of-the-art health care facility serving patients and health care providers in Colorado," said Maja Rosenquist, senior vice president and general manager for Mortenson's Denver office. "This project will leverage Mortenson's expertise in innovative construction techniques such as prefabrication to ensure efficiencies and the highest quality facility possible."

Site work on the Highlands Ranch Hospital is underway with a formal groundbreaking planned for May 2017. Construction is expected to be complete late 2018.

Colorado Ready Mixed Concrete Association (CRMCA) Hosted Coalition Members for Training Event

Recently, CRMCA announced their new partnership with Build With Strength. A coalition of the National Ready Mixed Concrete Association, Build With Strength is a campaign that focuses on promoting ready mix concrete's safety and construction-related benefits as a building material. The coalition's mission is to educate the building and design communities and policymakers on the benefits of ready mixed concrete, and encourage its use as the building material of choice for low- to mid-rise structures. No other material can replicate concrete's advantages in terms of strength, durability and ease of use.

The Colorado Ready Mixed Concrete Association, founded in 1956, is

composed of ready mix concrete manufactures, clients, contractors, and aggregate businesses. Their website lists ready mix concrete education, training, and advocacy as its primary goals; the partnership with Build With Strength demonstrates CRMCA's increased emphasis on grassroots advocacy.

Like CRMCA, Build With Strength is a coalition comprised of players from all corners of the ready mix concrete industry, from contractors to emergency services personnel to policymakers. CRMCA joins a growing number of ready mix concrete industry affiliates who have recently partnered with Build With Strength.

Sunland Asphalt Acquires Black Gold Asphalt & Concrete in Littleton, Colorado

Asphalt (Sunland) is pleased to announce the acquisition of Black Gold Asphalt & Concrete (Black Gold), an asphalt maintenance contractor located in Littleton, Colorado.

Sunland acquired Black Gold because of the company's pavement maintenance expertise in the region, longevity in the industry, stellar reputation of the company and exceptional team.

"Part of Sunland's growth strategy is to acquire companies that fit our business model and company culture," said Doug DeClusin,

President and CEO of Sunland Asphalt. "Our goal is to ensure success for all by increasing value through increased revenues and profit, expand Sunland's geographic presence, provide exceptional service to our customers and to carry out our vision of being the best place in the - world to work."

Black Gold will be called "Black Gold Asphalt & Concrete, A Division of Sunland Asphalt" and referred to as Sunland's Colorado Division. The division will be managed by a previous owner of Black Gold, Walt Eucker.

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HealthOne Swedish Medical Center Renovation Includes a Construction Team of Caregivers

HealthOne Swedish Medical Center in Englewood, CO, is continually upgrading and enhancing its patient care facilities, and the construction practices implemented by Vertix Builders is ensuring the safety and health of the hospital's patients, staff, and the company's own team of contractors and subcontractors.

The practices implemented by Vertix begin at the very top, with an executive team that is accredited by the American Society for Healthcare Engineering (ASHE) as Certified Healthcare Constructors (CHC). This qualification demonstrates not only a knowledge of best practices working in healthcare environments, but a high level of experience executing those practices. It is not an easy standard to achieve, and hospital and healthcare professionals should be aware of construction industry professionals who have put in the time and effort to become ASHE-CHC accredited.

Construction done at Swedish Medical Center must meet very stringent requirements. At the very top of that list is infection control. Working together with the hospital, an Infection Control Risk Assessment (ICRA) is performed and Infection Control Risk Mitigation Recommendations (ICRMR) are put in place before any work begins.

Two of the key elements of the Infection Control Risk Mitigation Recommendations (ICRMR) include:



- Building “anti-rooms” as a barrier between construction zones and public areas; the air is monitored continually in the anti-rooms, to maintain the proper separation between the work area and surrounding areas.
- Training the construction team on hospital practices and terminology (i.e. a “Code Red” or a “Code Blue” announcement) to ensure workers

inside and around the hospital understand how to react to different critical situations.

Due to the nature of the working environment, healthcare and hospital construction demands a unique level of service and attention to detail that isn't found on other jobsites.

SMPS Colorado Announces Annual Marketing Excellence Awards

Over 220 guests were on hand to celebrate the firms and the individuals who won awards in the following categories:

Brochure
Corporate Identity
Direct Mail Campaign
Holiday Piece
Internal Communications
Newsletter-Internal
Promotional Campaign
Recruitment and Retention
Shoe-String Budget
Special Event
Trade Show Marketing
Video
Website
Best in Show

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Nunn Construction
BG Buildingworks, Inc.
BG Buildingworks, Inc.
RK
Mortenson Construction
Bocks & Associates Marketing
Hensel Phelps
AE Design
Kiewit Infrastructure Co.
CH2M
Arcadis
TOKY
Hensel Phelps

The awards program also honored individuals within the industry in the following categories:

Marketer of the Year
Business Developer of the Year
Member of the Year

Nicole Fatchaline, CPSM, Beck Group
Jay Sabatini, Design Workshop
Sarah Murrow, US Engineering

The prestigious Leonardo award was also given at the event. The Leonardo is SMPS' highest award and is given for performance in and contributions to the architecture, engineering, and construction industry. This year's winner is Marcy D. Loughran, The Loughran Group, LLC.

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Project *Updates*

Earth Services & Abatement (ESA) Completes Water and Coal Tar Remediation at **Confluence Park**

Confluence Park was created in 1974, after a public-private partnership comprised of the City and County of Denver and the Greenway Foundation formed to reclaim the South Platte River from a dumping ground to a recreational area. Since the official dedication in September of 1975, the area has continued to grow through several additions, the latest of which includes the visioning of the Confluence Park 2013 Master Plan.

Discovery of Coal Tar

In May of 2015, coal tar was discovered, which shut down the project for 15 months.

ESA was called upon to dewater the site and, once dry, remove the coal tar contamination, taking on the added risk of the environmental impacts of the project.



Earth Services & Abatement (ESA) was called upon to dewater the Confluence Park site and, once dry, remove the coal tar contamination. Photo Credit: ESA

“There is always a concern when dewatering a project, especially with high levels of contamination,” explained Kory Mitchell, President. “ESA engaged in a value-engineering process with the City as well as the State health department to develop an agreement for discharging the water.

General contractor ECI will continue the transformation of Confluence Park into a recreational area that will represent the next generation of Denver’s parks. Estimated completion: Fall 2017.



The International Design Collection (IDC) Announces 2017 Grand Opening at 590 Quivas, Denver

The layout, designed by local Boulder architecture firm Hartronft Associates, will include impressive views of downtown Denver and the Rocky Mountains, along with soaring ceilings, a grand staircase and beautifully appointed amenities. The 60,000 square foot open-floor environment encourages visitors to speak with vendors, meet with trade professionals, organize their project selections, and visualize their design.

“The building design conveys a traditional strength and materiality, with a clean, modern style,” Erik Hartronft, Owner and Principal Architect at Hartronft

Associates said. “The new vertical showroom concept is going to be a great asset for Denver and an important resource for the entire region. We are pleased to be a part of the team to bring such an innovative concept to the Colorado market.”

Tri-West Companies, a boutique commercial real estate firm and the developer for the project, has been working with Krische Construction out of Longmont. They are targeting completion in Spring/Summer 2017. IDC will be announcing its partner list in early 2017.

\$10,000,000 Athletic Fields Completed for Denver Christian Schools

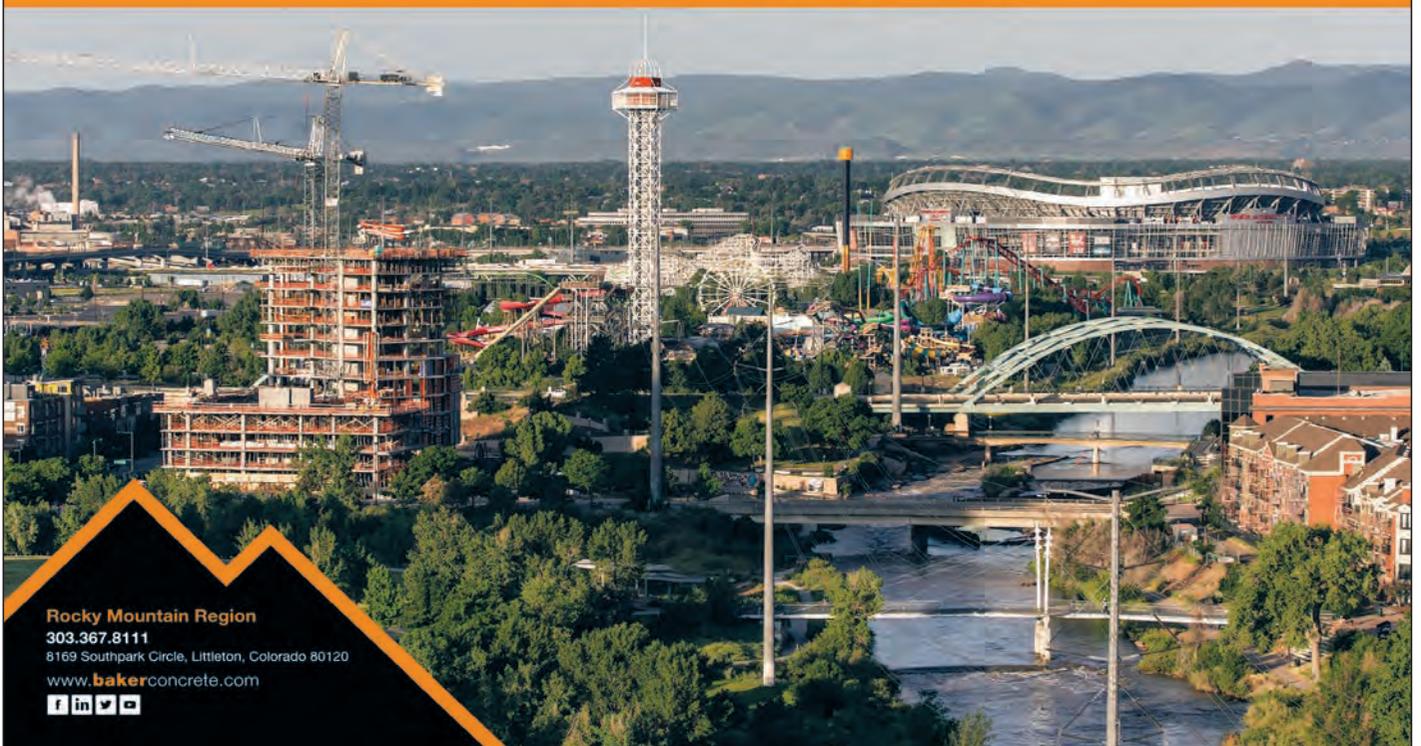
JHL Constructors, Inline Management, and HCM Architects recently completed this \$10,000,000 athletic fields project for Denver Christian Schools. The project included site demolition, 250,000 CY cut/fill excavation, export of 160,000 CY, 2,000 LF of 15' to 20' deep storm pipe with ranges in size of 48" to 24" RCP, 85,000 SF of dry stack and soil nail retaining walls, site concrete paving, asphalt drives and parking totaling 42,000 SF,



Photo courtesy of JHL Constructors, Inc.

landscaping, rough and underground plumbing for future site structures, post-tension synthetic running track, artificial football and baseball fields. The project also included an 80,000 CF detention pond with associated trickle channel, overflow structure, fore bays, and outlet structures.

Mountains by Mother Nature Buildings by **BAKER**



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Project *Updates*

Evergreen Devco., Inc. & City Street Investors Break Ground on Eastbridge North Development

New Development, Just North of Eastbridge Town Center, Expected to Open This Fall

Evergreen Devco., Inc. and City Street Investors recently broke ground on an 8,440-square-foot multi-tenant building in Stapleton. The development, Eastbridge North, comprises nearly an acre of land on the northeast corner of Geneva Court and Martin Luther King Boulevard.

Eastbridge North contains four suite spaces. A Supercuts hair salon and a Pacific Dental Services office will open in two different spaces, and negotiations are underway for the remaining two spaces.

“We’ve received a lot of tenant interest in Eastbridge North,” said Carlson. “We plan to make more announcements soon on the remaining two tenants for our first building at Eastbridge North, plus we’re

working on a second Eastbridge North building to accommodate additional tenant interest.”

Eastbridge North is expected to open in fall of this year.

Just south of the development is Eastbridge Town Center, which broke ground last year and is now complete. Eastbridge Town Center’s first tenant, Pilates Evolution, opened a 1,200-foot location in mid-February. It is the third pilates studio for Natalie McLaren, an entrepreneur and Stapleton resident.

Denver-based Catamount Constructors, Inc. is the contractor for Eastbridge North, which was designed by New York-based G3 Architects.

Construction Continues on the New Meadows Town Center Building I in Castle Rock



Construction continues to move right along on the new Meadows Town Center Building I, located just west of the Outlets of Castle Rock and directly across from the Castle Rock Adventist Hospital. The structural CMU, underground site electric, stair towers, elevator shaft and underground utilities are now complete and soon

work will begin on the 2nd floor decking of Wing A and steel erection for Wing B.

The 27,140 SF Design-Build, retail and office building, which broke ground on October 2016, is the second of two Meadows Town Center Buildings and is scheduled for completion in Summer 2017. Future tenants include Astro Tap House, Crush Wine Bar, and Fit36. The White Construction Group Design-Build team includes Architect HB&A, who also collaborated with WCG on the Meadows Town Center Building II.

The original concept for a ‘Town Center’ was created in 2003 by the Castle Rock Development Company, who is the master developer for The Meadows. The Town Center will become a focal point within The Meadows community, where residents can shop, eat, work, live and call home. “We are very excited that White has broken ground on the new building, which we see as a cornerstone to commercial development in the Town Center.” – Stephanie McCandless, Director of Corporate Operations, Castle Rock Development Company.

GH Phipps Wins New K-12 Projects in Three Districts



GH Phipps is celebrating winning elementary school projects in Denver, Aurora, and Colorado Springs. They are:

Denver Public Schools' Park Street Elementary School:

Construction on this new \$27 million ECE-5 project in Denver's Stapleton neighborhood is to begin by July in the vicinity of East 56th Avenue and Florence Street. The 90,000-square-foot school, designed by Humphries Poli Architects, is part of the Stapleton Airport Redevelopment led by Forest City Development. The school is being modeled after the Isabella Bird Community School, which also was designed by Humphries Poli and which won a Peak Design Award from the Council of Education Facility Planners in 2014. The new school will include three ECE classrooms, 30 K-5 classrooms, special education classrooms, administration and common areas, a gymnasium, a cafeteria and a library / media center. The delivery method is Construction Manager / General Contractor. Completion is expected for the fall 2018 semester.

Aurora Public Schools' Vista PEAK Preparatory School:

The \$16.1 million classroom addition will add a new wing housing 36 classrooms. Also part of the 75,000-square-foot addition is an expansion of the cafeteria; the weight room will grow by another 11,000 square feet. The addition, designed by RTA Architects and MOA Architecture, is set for completion in summer 2018. The project was won through a bid.

Academy School District 20, Colorado Springs:

A decade ago, GH Phipps, with MOA Architecture, worked together to construct the Discovery Canyon K-12 School, an exceptional building that conformed to the land around it. Now, the firms have been awarded a 3,500-square-foot design-build expansion to the gymnasium. Elements to be addressed include the gym floor, and the basketball and volleyball courts. The \$3 million project is expected to be completed in fall 2017.

Denver Public Schools' Park Street Elementary rendering courtesy of Humphries Poli Architects.

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Hyder Construction Hires Six New Employees



Steve Johann



Kevin Clary

Steve Johann joined as the Director of Estimating. Johann has almost 40 years' experience in the construction industry in almost every market sector, from small TI projects to over 500,000 square-foot corporate headquarters, and has worked for several prominent construction firms in town. He has a construction engineering degree from Iowa State University.

Kevin Clary joined as the Director of Finance and Administration. Kevin was previously with a business management firm and has been in the financial industry for 11 years. He has an MBA from the University of Denver.



Ross Sheahan



Nathan Bauder

Ross Sheahan joined as a Project Manager for Special Projects. He's been in the industry for 11 years and previously owned his own general construction company. He has extensive experience in multifamily, office, and mixed use TI in Denver. He has a construction management degree from Colorado State University.

Nathan Bauder joined as a Project Engineer. He is a recent graduate of the University of New Mexico construction management program.



Blake Randell



Alex Creighton

Blake Randell joined as a Project Engineer. He has a diverse portfolio that includes a \$40 million wastewater treatment plant. He has a Real Estate & Construction Management degree from the University of Denver.

Alex Creighton joined as an intern and is currently pursuing a construction management degree from Colorado State University.

JLL Announces Paul Washington as New Market Director for the Rocky Mountain Region



JLL today announced that **Paul Washington**, the Executive Director of the Denver Office of Economic Development (OED), has accepted the role of JLL Market Director for the Rocky Mountain Region.

As Market Director, Washington will oversee day-to-day operations for the region, including managing a team of more than 265 professionals and ensuring integrated business development opportunities for JLL business lines, which include Tenant Representation, Corporate Accounts, Capital Markets, Project Development Services, Public Institutions, and Agency Leasing.

GE Johnson Announces Project Development New Hire



GE Johnson Construction Company announces the hire of **Ron McInroy** in the role of Project Development Manager. Ron will support the company's Special Projects Division, which serves clients of small and mid-sized projects

across a variety of niches. Ron will primarily focus on both the Denver and Vail markets, and comes to the role with diverse experience within the industry.

Ron has spent more than 25 years in project management, with a particular emphasis on hospitality, commercial office buildings, healthcare, and residential construction. He will be tasked with upholding the company's strategic initiatives across a variety of project types – ranging in size and scope – ensuring both new and existing clients are supported resourcefully and efficiently.

CTL Thompson Adds Project Engineer to the Denver Office



CTL Thompson, a full-service geotechnical, structural, environmental and materials engineering firm, has hired project engineer **Stephanie Fairbanks** to join its Denver office.

Fairbanks earned bachelor's and master's degrees in civil and environmental engineering from the University of Rhode Island. She is a member of WTS International, advancing women in transportation.

Her expertise will add to CTL's bench strength on projects in need of cantilever systems, tieback systems, soil nail walls and mechanically stabilized earth walls.

Vanir Construction Management Promotes Cheryl Humann to Colorado Area Manager



Vanir Construction Management Inc. today announced that **Cheryl Humann, P.E.** has been promoted to Colorado area manager. As area manager, Humann will continue to lead company operations and pursuits in Colorado

and Wyoming that include program, project and construction management services, condition assessment, program controls, cost estimating, scheduling, constructability review and value engineering. Humann is based at Vanir's office in Greenwood Village, Colo.

Humann has worked for 31 years in facilities planning, including 22 years on K-12 capital facilities programs. She has owned a project management consulting firm, served as a facilities executive with Jefferson County (Colo.) Public Schools, and held operations, program and project director roles for construction management, architecture and engineering firms.

Humann earned a bachelor's of science degree in mechanical engineering at University of North Dakota and a master's degree in computer information systems from University of Phoenix.

Mortenson Announces Staff Addition



Mortenson Construction today announced that **Jamiee Aragon** has joined the Denver office as a project manager. Aragon has 15 years of experience delivering heavy civil and infrastructure projects. Aragon joins the Mortenson infrastructure

team delivering the Stapleton Redevelopment currently under construction in Denver.

People News

JE Dunn Construction Announces Four Staff Additions

Steve Mazzoni joins the firm as Project Engineer, **Sarah Tough** as Senior Project Engineer, **Danielle Garduno** as Legal Assistant, and **Luke French** as Estimator.



Steve Mazzoni joins JE Dunn as a recent graduate of Kansas State University with his bachelor's in Civil Engineering. He will be part of JE Dunn's mission critical group working to deliver a data center project for a confidential client in Colorado Springs.



Danielle Garduno has experience working in both law firms and in-house legal departments, her most recent position having been with AECOM/URS Energy & Construction, Inc. Danielle will be providing support to JE Dunn's legal group in Denver, including assisting on subcontracts and insurance compliance, as well as providing broader support to transactional work and claims management.



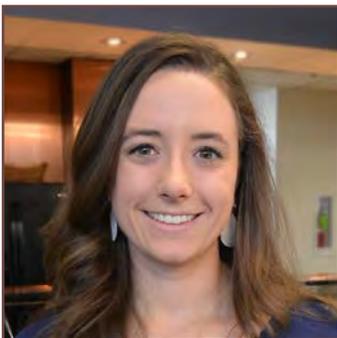
Sarah Tough comes to JE Dunn from the Hillen Corporation, formerly working for JE Dunn from 2006 to 2008. Sarah has a diverse career in the construction industry, with nearly six years of experience working with both a commercial

general contractor and a demolition trade partner. Her experience will be put to great use as she joins the team as a Senior Project Engineer on the Colorado State University McIlwraith Translational Medicine Institute project in Fort Collins, Colorado.



After a summer internship at JE Dunn, **Luke French** joins the team as a recent Colorado State University graduate with a bachelor's degree in Construction Management. He will ultimately serve as a permanent member of the preconstruction department as an Estimator, but currently serves as a Construction Engineer working to complete a corporate headquarters project in Denver as one of the first participants in the JE Dunn Employee Development program.

RTA Architects Congratulates Patti Sharp on ARE, Welcomes New Team Member



RTA Architects – an award-winning Colorado Springs-based architectural and interior design firm is pleased to announce that **Patti Sharp**, AIA, LEED GA recently passed all seven divisions of the Architect Registration Examination (ARE) and has earned

the title of Architect. Patti joined RTA in 2015 and has three years of professional experience. She received her Bachelor of Architecture degree from the University of North Carolina at Charlotte and recently served as Chair of the Southern Branch of the U.S. Green Building Council (USGBC) Colorado.



RTA also welcomes Architectural Intern **Shawn Pulsipher**. Shawn received his Master of Architecture degree from the University of South Florida and has four years of professional experience working on a diverse range of projects. In addition, Shawn was a U.S. Army Field Artillery Officer for six years and was stationed at Fort Benning, GA; Fort Sill, OK; and Fort Carson, CO. RTA thanks Shawn for his service to our country.

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PCL Construction Enterprises, Inc. has been named #19 on the list of 2017 Best Workplaces for Giving Back

PCL Construction Enterprises, Inc. has been named #19 on the list of 2017 Best Workplaces for Giving Back by the Great Place to Work® institute and Fortune magazine. This is the first year PCL has been named to this list.

"Giving back to the communities where we live and work is a foundation PCL is built on," said Shaun Yancey, President and COO, US Operations.

"PCL is actively involved in helping organizations such as United Way, Red Cross, and Habitat for Humanity across the US. Additionally, PCL contributes time, resources, and talent to a variety of nonprofits from coast to coast. At PCL we recognize that everyone benefits from living in healthier, stronger communities."

In 2016, PCL employees volunteered their time to build seven homes, renovate a senior citizen's residence, donate blood, sort food at local food banks, make meals for the hungry, expose area youth to STEM careers, and fundraise for the disadvantaged, to name a few efforts/activities.

The rankings are based on more than 350,000 surveys of employees across a range of industries, as well as their organizations' charitable programs and giving. These leading workplaces go above and beyond to develop endeavors in giving back that ensure all team members feel they're making a difference in the world. As a result, people at winning workplaces report more pride in their employers and feeling deeper meaning in their day-to-day work.

Barker Rinker Seacat (BRS), Steve Blackburn - Mentoring the Next Generation of Recreation Leaders

For over a decade, Steve Blackburn has been venturing north to Greeley, Colorado to share his wealth of recreation industry experience and perspective as a designer to students at the University of Northern Colorado (UNC).

This year, 40 undergraduate students from the UNC Recreation, Tourism and Hospitality program enrolled in the Recreation Facilities and Operations class welcomed Steve to talk about the design and business of recreation and present BRS's top 50 "Community Recreation Center Design Glitches and Building Blunders."

The presentation helps prepare students for the unique challenges of planning, building and operating a recreation center by illustrating critical design issues and the potential outcomes of decisions they may have to make. The 90-minute session draws from BRS experience working with over 200 communities to capture over 50 specific lessons learned in the design of community recreation center projects.

These lessons learned are broken down into five categories: planning, aquatics, fitness, community and operations. In learning about the issues that

can occur throughout the life of a project from a variety of perspectives, students gain a more holistic understanding of what to expect from their future careers.

The Recreation, Tourism and Hospitality program in the University's College of Natural and Health Sciences has a mission to develop **"well-educated citizens who provide healthful leisure and recreation experiences at the state, regional and national levels in order to improve quality of life, provide leadership and service to communities, and contribute to the advancement of the profession."**

As a Principal with Barker Rinker Seacat Architecture (BRS), Steve has extensive experience in the recreation center feasibility and design field. For the past 32 years, he has dedicated himself to the programming and design of award-winning recreation and wellness facilities in more than 125 communities and 60 colleges and universities throughout the United States. He has authored numerous articles, is a regular speaker at recreation and athletic industry conventions, and keeps coming back to UNC because, in his words, "I love mentoring the next generation of leaders!"

TENNIS ANYONE?

Join with other area architects, engineers, developers and construction professionals for fun, social tennis with the construction and design tennis group. All levels. Weather permitting, the construction and design tennis networking group meets from 3:30-6 p.m. on the fourth Fridays each month this summer and fall. Courts, beverages and tennis balls provided.

DATES:

April 28, May 26, June 23, July 28, August 25 and Sept. 29

PLACE

Gates Tennis Center, 3300 E. Bayaud, Denver

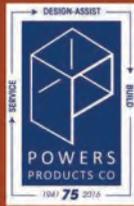
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SPRING/SUMMER 2017
AIA Western Colorado Regional Report, Safety, Site Work, RMSCA Steel Construction Report

SUMMER 2017
AIA Denver Regional Report, Multi-Family Development, TOD, Government Projects

SUMMER/FALL 2017
AIA Southern Colorado Regional Report, Careers, K-12 and Campus Construction, Innovations in Concrete

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The Design-Build Institute of America (DBIA) is a membership organization that was founded in 1993 to advocate and advance single-source project delivery within the design and construction community. The Rocky Mountain Region of the DBIA was founded in 2002 to focus on this objective throughout Colorado, Montana, Utah, and Wyoming. The design-build method of project delivery embraces architecture, engineering, and construction services under a single contract, thereby re-integrating the roles of designer and constructor. The DBIA Rocky Mountain Region’s members include practitioners from all project phases, as well as public and private sector project owners. The DBIA works to disseminate best practices by hosting and conducting educational programs and conferences throughout the year. In addition, within the Rocky Mountain region, the organization supports research and education focused on the design-build process through its annual design-build award contest for collegiate chapters.

- Network with All Design-Build Team Members:
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Adaptability Still Critical in Uniform MOB's

St. Anthony's Medical Office Building III

By: Julie Wanzer, LEED AP



In the wake of the fate of the Affordable Care Act, there is an atmosphere of uncertainty in the construction of medical office buildings (MOB)'s. Although the healthcare industry overall is expected to make a 5% gain in construction starts in 2017, per the 2017 Dodge Data & Analytics Outlook report, medical campuses, like St. Anthony's in Lakewood, are staggering their expansion plans and implementing a standardization of MOB's.



Uniform MOB

The St. Anthony's Medical Plaza III is a four-story stand-alone MOB that includes an almost 11,000 SF ambulatory surgery center on the first floor. Levels 2, 3, and 4 share the same layout with a common corridor running north to south. This design coincides with the 2016 Hospital Construction Survey, conducted with the support of the American Society for Healthcare Engineering, that found 65% of hospitals are adapting

construction standardization throughout their facilities. The design and construction of identical spaces actually offers tenants layouts that can evolve with the facility's changing needs.

The building itself also reflects a sense of uniformity as part of the St. Anthony Hospital campus, as demonstrated by Davis Partnership Architects. Cody Weaver, Senior Architect at Davis Partnership Architects, commented,

“To generate a sense of continuity between the buildings [on campus], we utilized materials and forms from the adjacent hospital... [including] the two-story glazing on the upper floors, the masonry base that extended to the second level window sill, and the stone banding. We continued the campus language to MOB III.”

Continuity is also apparent within the MOB project team. In addition to Davis’s history on the campus, general contractor, JE Dunn also worked on MOB’s I and II. According to Brad Clatterback, Project Manager at JE Dunn, his firm was hired on in 2012 halfway through construction of MOB’s I and II, when the original general contractor on the project went under. JE Dunn finished out the core and shell on MOB’s I and II, and was able to carry over the same design team for the construction of MOB III, which broke ground in May of 2016.

Unique Challenges

Despite this uniformity of design and continuity of the project team, MOB III still faced unique challenges once the project broke ground. MOB III is located on an area once occupied by the Denver Ordinance Plant – a munitions manufacturing and storage plant that operated during WWII, and then most recently by the Denver Federal Center. Former industrial activities forced the implementation of the Landfill Cap Project, which requires the maintenance of a cap structure of “clean” dirt.

With soil contamination and cap structure requirements, the MOB III project team was forced to re-evaluate their project approach, to allow for contained areas of excavation near the MOB’s entrance. “When we first broke ground, we didn’t fully understand the extent of the soil contamination. The CDPHE (Colorado Department of Public Health and Environment) approval process has been challenging and ultimately pushed back the construction schedule, but only by about a month,” commented Brad Clatterback. As a result, the earthwork trade partners, including Colorado Cleanup Corporation, have been one of the most critical trades on the project, according to Mr. Clatterback.

In an era of uncertainty in the healthcare industry, adaptability proves vital to the realization of medical office building projects. Despite uniformity of design practices and team members for MOB III, the project still presented unique challenges that must be overcome in order to meet the scheduled completion in mid-July of 2017. 



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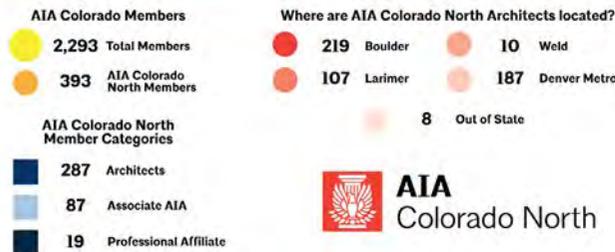
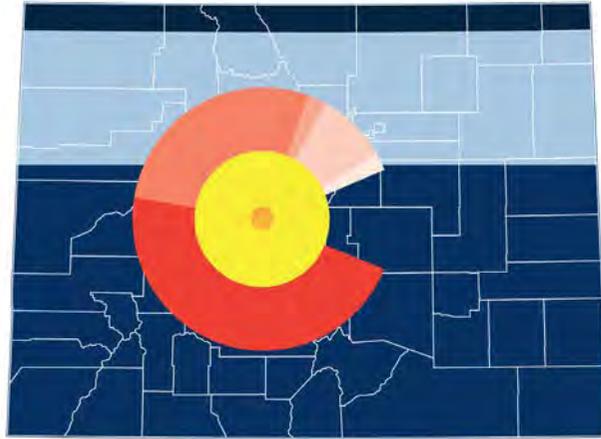


ProCraft Mechanical is a provider of design-build services for HVAC, plumbing and piping systems. We serve medical, commercial, multi-family, and industrial clients along the front range and take great pride in being selected to team on the St. Anthony MOB III project.

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AIA Colorado North Special Report



AIA Colorado is the voice of the architectural profession in Colorado. Through advocacy, leadership development, education and resources for architects, the organization is designing a better world. Our statewide network of nearly 2,500 members includes architects, those working towards licensure, and allied industry professionals.

AIA Colorado North represents members across nine counties in Northern Colorado, including Boulder, Larimer, Logan, Morgan, Phillips, Sedgwick, Washington, Weld and Yuma.

Letter from the Board

By Ian Shuff, AIA, LEED AP – Principal at alm2s

It comes as no surprise that within Colorado, the Northern region is the fastest growing, and will continue to be as people migrate here for jobs and as home prices become more evenly distributed.

According to Colorado's state demographer Elizabeth Garner, we are not only seeing commuters moving north from Denver to escape rising home sales in the city, but also people moving out of Larimer County and relocating to Weld County. As people from both areas move in over the next 13 to 18 years, Weld County is predicted to surpass Larimer as the highest population in Northern Colorado - though both counties will continue to grow.

As we densify our Northern Colorado communities, we must consider how this growth will impact not only residential neighborhoods, but also commercial, office and mixed-use areas in high-growth areas like Fort Collins and Loveland.

Infill has the potential to give communities added character through building designs that creatively fill in undeveloped spaces. Along with giving residents a prime location and diverse amenities, infill and mixed-use projects provide value to the surrounding neighborhood and businesses. Infill can also help to retain our historic buildings by filling in between them instead of demolishing them.

Though developers may have to contend with tighter lots and commercial space requirements, AIA Colorado North architects are eager to bring innovative design and building practices to ensure the success of these infill projects.





Currently, we are bringing together a group of industry stakeholders to form a taskforce with the mission “to raise awareness of architecture and design and create a more informed community to participate in conversation about infill development and its relationship to historic buildings.”

AIA Colorado - North Infill Taskforce participants currently include:

- Ian Shuff, AIA, Chair - alm2s
- Matt Robenalt, Vice Chair - Executive Director, Fort Collins Downtown Development Authority
- Maren Bzdek, Secretary - Senior City Planner Historic Preservation, Fort Collins
- Randy Shortridge, AIA - [au]workshop
- Megin Rux, AIA - VFLA
- Karl Barton – Senior Planner, City of Loveland
- Belinda Zink, AIA - Zink and Associates

- Laurie Davis, AIA - Davis Davis Architects
- Stacey Kersley, AIA, 2017 AIA Colorado North President - formation LLC
- Michael Winn, AIA - AIA Colorado Government Affairs Manager

The taskforce will be focused on identifying the issues, challenges and misconceptions of infill development in our Northern Colorado downtown environments, especially those with adjacency to historic structures. We hope to also define compatibility in terms of new and existing buildings to ensure that fundamental design elements are identified and highlighted.

With many diverse interests expressed over the years, we see value in forming this taskforce because it presents an opportunity to establish consistency and transparency. For residents and key stakeholders in these communities, the taskforce will also provide

an educational component to help improve understanding of architectural design, preservation standards and local codes.

For those interested in getting involved or following the progress of the taskforce, we plan to host a collaborative, community-focused event later this year that will give industry stakeholders in Northern Colorado the opportunity to share their input.

The AIA Colorado – North Infill Taskforce meets on the third Thursday of each month at various locations along the north front range and welcomes all AIA Colorado members as well as other design professionals from allied fields. To receive reminders about upcoming events or to learn more about the task force and how to get involved, contact Michael Winn at michael@aiacolorado.org or (303) 228-3914.

AIA Colorado North Special Report



Project Name: Ginger and Baker
Architecture Firm: Vaught Frye Larson Architects
Lead Architect: Chris Aronson, AIA, LEED AP, NCARB
Contractor: Dohn Construction
Location: Fort Collins
Expected Completion: Late Summer 2017

Nestled in the heart of the up-and-coming River District in Fort Collins, the historic Feeder's Supply building has been waiting for clients with a deep passion for restoration and vision of the corner property; now, the building has them: the Grahams. Their dream for the building started with a small pie shop within the existing building and it has evolved into a multi-million-dollar addition and renovation that includes a pie shop, upscale restaurant, coffee shop, wine cellar and event space. The Grahams teamed with VFLA and Dohn Construction to bring their vision to reality. The design of the addition creates a juxtaposition with the historic building by the use of different materials, glass and metal panels. The triangle shaped addition was generated by the goal to expose as much of the historical building as possible from the street. Additionally, ground level patios will enliven the streetscape and bi-folding door systems will blend the outdoors with the indoors. The building sits on a critical corner of the District with close proximity to Old Town Square, New Belgium Brewery and the new hotel in Downtown Fort Collins. The building's allure comes from its historical tall proportion, rough bright white plaster finish and tall east facing windows. Once inside, the fully renovated interior will highlight the existing brick and wood elements with a newly painted black steel structure, frameless glass windows and other modern detailing. The project was praised by the Fort Collins Downtown Development Authority and unanimously approved by the local Landmark Preservation Committee. Its design will be used as an exemplary project on how to design an addition to historical buildings.



Project Name: Bohn Farm Cohousing
Architecture Firm: re:architecture
Lead Architect: Rick Epstein, AIA with Chris Gray, AIA and Steven Perce, AIA of bldg.collective
Location: Longmont
Expected Completion: Spring 2020

The Bohn Farm Cohousing project is a new vision for housing. It combines all the key aspects of sustainable living in a single project. The project includes a diversity of housing types from smaller multi-family units to large attached single-family units as well as 6000 square feet of non-residential uses, a barn, and a common house. It also features a two-acre Community Supported Agriculture farm for residents and a .85-acre neighborhood park to serve as an amenity for the broader community. The location is nestled in a historic neighborhood near downtown Longmont with easy walkability on a south-facing slope. A zero-energy community is the goal with a broad range of sustainable techniques in water, energy, and materials. re:architecture is collaborating with bldg.collective on the project which is currently in the design process.



Project Name: Confluence
Architecture Firm: [au]workshop
Lead Architects: Jason Kersley, AIA and Randy Shortridge, AIA
Location: Fort Collins
Expected Completion: Spring 2017

Confluence is a mixed-use project located at the center of what was once the parade ground for Fort Collins' namesake military outpost and just a few steps from the Poudre River and downtown. Comprised of 47 residences and 11,000 square feet of commercial space, Confluence strives in every way to live up to its site's context. Particular attention was paid to the size of the building and the materials chosen. The architects stepped the building down and set it back in a number of locations in deference to surrounding historic buildings. Like its nearby brother Block One (also designed by [au]workshop) Confluence will be a mixed-use project in the truest sense, composed of pedestrian-oriented retail, office, housing and concealed off-street parking. Many of the residences feature large terraces with outstanding views of the roof of the city and the mountains beyond, while shady courtyards provide welcoming niches for pedestrians.



Project Name: Windsor Mill
Architecture Firm: Vaught Frye Larson Architects
Location: Windsor
Lead Architect: Chris Aronson, AIA, LEED AP, NCARB
Landscape Architecture Firm: Ripley Design, Russ Lee
Contractor: Heath/Saunders
Expected Completion: Fall 2017

In the middle of the day on May 22, 2008 an EF3 tornado spun its way through the small Town of Windsor in Northern Colorado. In the middle of its path was the historic Windsor Mill building located on the east side of downtown Windsor. Bricks crumbled inward on themselves and lumber flew through the air. What was left was of the 1899 building was an unusable and dismantled building. As the town led several initiatives that resulted in improved facilities around town, the Mill's recovery was slow and has never come to fruition. Last year, a local developer purchased the 27,000 square foot dilapidated property and teamed with VFLA to assist in bringing their visions of a revitalized block that will be the catalyst for the next generation of activity in downtown Windsor. The site overlooks Main Street and Windsor Lake. The property sits one block from the historically renovated Town Hall that VFLA worked with the Town of Windsor to restore in the wake of the tornado. The developer's vision started with a vibrant brewery activating the street with a large patio and utilizing the existing steel grain silo as a stage. The vision grew to include a basement tavern incorporating the mill rigging anchored to the thick stone walls. On the first floor, another restaurant embraces the historic three-wythe thick brick walls and four story timber grain bins. The project will offer a mix of offices and private meeting space on the upper floors. The design has been approved by the State Historic Board and the Town of Windsor. It strives to highlight the juxtaposition of the historic 1899 structure, the strike from the tornado and the innovative new construction systems.

Upcoming Events

AIA Colorado provides relevant and inspiring educational experiences for members at all levels of their careers. The following Northern Colorado events are open to AIA Colorado members and allied professionals:



April is Colorado Architecture Month

Each year, AIA Colorado proclaims April as Colorado Architecture Month in celebration of Colorado architecture and design. There are events and discussions throughout the state intended to highlight the importance of architecture in our everyday lives. Follow #CoArchMo17 on social media to learn more.

Reaching New Heights – April 14, Boulder

A presentation on Drones for Architecture will be followed by a presentation and member roundtable discussion of public policy issues affecting architects and the built environment. The evening will be capped off by celebrating at the CU Boulder Environmental Design Program's annual student awards gala.

Northern Colorado Cinco de Mayo! - May 4, Fort Collins

A/E/C professionals are invited to enjoy drinks, appetizers and networking at Rio Grande Mexican Restaurant in Fort Collins. The event is co-presented by the A3LC Northern Colorado Industry Partners - AGC, AIA Colorado and ACEC.

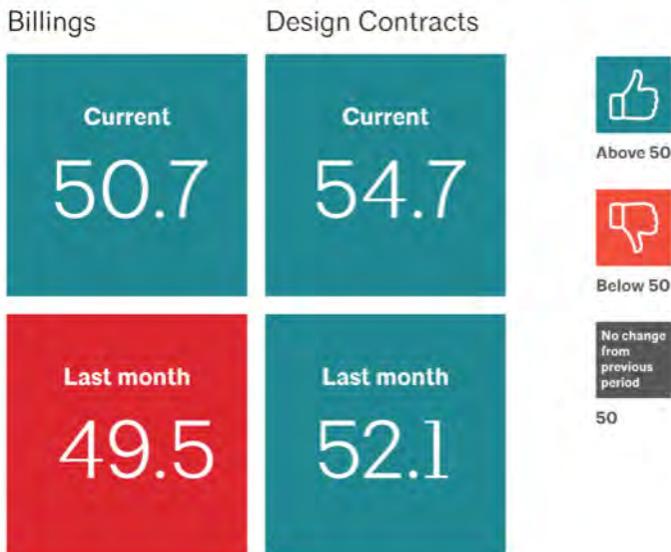
Ways to Get Involved

AIA Colorado is the voice of Colorado architects, and one of our primary goals is to influence public policy that shapes the profession and the realm in which architects practice. We invite you to get involved in the following grassroots efforts:

- **Join an AIA Colorado Committee**
 - **Government Affairs Committee:** This committee is primarily involved in state legislative activities and educating legislators on issues important to architects. Joining the GAC is one of the best ways to impact the practice of architecture.
 - **Legislative Subcommittee:** This committee meets weekly during the Colorado legislative session (January – May) to review bills and to discuss advocacy efforts in accordance with the Policy Ranking Guide as adopted by the Government Affairs Committee.
- **Contribute to ARCsdC and ARCpac:** The architecture profession is significantly influenced by elected officials and the actions they take. The Architects of Colorado Political Action Committee (ARCpac) and Architects of Colorado Small Donor Committee (ARCsdC) empower architects to play an active role in the election process and raise funds for that purpose. To contribute to ARCpac or ARCsdC visit www.aiacolorado.org/advocacy
- **Contact your State and Federal Representatives:** Nearly all elected officials, at both the state and national level, host regular town hall meetings or are accessible by phone or email. Visit their website and sign up for their newsletters to learn more about their interests and to speak directly with them about the current issues affecting our industry.
- **Contact the AIA Colorado Government Affairs Manager**

Stay up-to-date on current issues and legislation affecting the industry by subscribing to our Citizen Architect E-newsletter at www.aiacolorado.org/advocacy or by contacting Michael Winn at michael@aiacolorado.org and 303-228-3914 for more information.

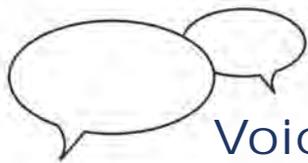
Building Industry Indicators



Taken from the February 2017 AIA Architecture Billings Index (ABI)
- <https://www.aia.org/pages/70081-abi-february-2017-business-conditions-bounce>

Architecture firm billings bounced back in February, following a slight decrease in January. Architecture firms reported modest growth for the month, as the ABI score rebounded to 50.7 (any score over 50 indicates billings growth). Inquiries into new projects remained strong, and the largest share of firms in more than two years reported an increase in the value of new design contracts as new work in the pipeline continues to ramp up.

- **National:** Architecture firm billings rebound in February following a slight decline in January
- **Regional:** Business conditions continue to improve at firms located in the Midwest
- **Sector:** Billings soften at firms with commercial/industrial and residential specializations



Voices - What's Impacting Design in Northern Colorado?

"A pent-up demand for housing is gradually easing albeit with suburban single family housing, three story walk-ups and student-oriented housing. Construction prices are escalating dramatically as sub-contractors have difficulty finding qualified workers. Colorado condominium liability law is keeping higher density for-sale projects extremely difficult to find, particularly at the lower and mid-market levels. Infill is rare except for double-loaded corridor/large scale projects, and it seems there is little appetite in Fort Collins for architecture that does not "fit in" to the context or creates any additional project cost despite the potential value that can be created."

- Randy Shortridge, AIA, LEED AP; Principal at [au]workshop in Fort Collins

"Architects here are concerned about the construction defects legislation and hoping it will pass to make condominium projects less expensive and risky and more feasible. I feel the market is maturing and there is more acceptance of a broader range of architectural approaches. It seems design sophistication is more rewarded than previously and clients are open to more experimentation. People care about cost always but also care about quality, and some clients are very focused on high performance buildings and sustainability."

- Richard H. Epstein, AIA, LEED AP; Principal at re:architecture in Boulder

healthcare seniorliving

By Sean O'Keefe

Round Up

More than 86 percent of respondents in a recent survey conducted by Health Facilities Management said that patient satisfaction was “very important” in driving design changes to health care facilities, while another 12 percent said it was “somewhat important”.

This edition of the Round Up considers some of the many interesting Health Care, Senior Living, and Medical Office Buildings being built in Colorado. With opening dates ranging from right now into the first half of 2018, this

sector remains very active as designers and builders hunt for ways to improve every aspect of what it means to provide the care, comfort, and compassion that define satisfaction in health care.



Fun, Energetic Spaces Define Children's Hospital's New Colorado Springs Facility

Building from the architectural character of the Children's Hospital Colorado established on the Anschutz Medical campus in 2007, the Children's Hospital - Colorado Springs will also incorporate a family-friendly design in their new campus. Understanding that the patients are the first priority, the design language communicates a fun, energetic, creative, and engaging building that also imparts confidence in world-class expertise, research, and sophisticated health care. This new facility will blend brick, stainless



Children's Hospital Colorado, Credit: FPK

steel and glass with bright, animated colors to welcome patients and families in a reassuring environment.

Architects, FPK, and Construction Manager/General Contractor, GE Johnson, have worked through the preconstruction details and expect site excavation to begin in the spring

of 2017. The 294,000 sf of state-of-the-art facility will be completed toward the end of 2018, as this important local healthcare system expands its southern Colorado presence significantly.

Aspen Valley Hospital Advances Phase III Addition

Phase III services are moving forward at the Aspen Valley Hospital, where general contractor Haselden Construction and architect, Heery International, are working toward an October 2017 completion of a two-story addition with basement. This project accounts for 57,000 sf of new space and the renovation of approximately 20,000 sf of existing space at the addition's connection point. The new facilities will accommodate emergency services, diagnostic imaging, surgery and preoperative services, as well as support components. The addition will include a new two-story lobby welcoming patients and visitors,



Aspen Valley, Credit: Haselden Construction

while a rooftop helipad adds to the Hospital's emergency services capabilities.

The structural requirements on the project were designed around a "Seismic Zone C", which rates above average, and necessitated design for over-strength factors that are three

times as much as the average building. Significant snow loads in the Aspen area also required increasing the roof's loading capacity from a typical 30 psi to 75 psi.

AP Leads Construction on Banner Health's Northern Colorado Medical Center

The Banner Health Northern Colorado Medical Center in Fort Collins, Colorado is currently in progress on a 19,000-sf expansion. The expansion takes into account both near-term and future needs by providing fully finished space for immediate use and core-shell space that can be customized to need later. One pod of new clinic space will be ready for occupancy when the expansion is complete in August of 2017. The remaining space can accommodate another one and a half pods of a similar configuration to be built-out when needed.



Adolfson & Peterson Construction (AP) takes responsibility for general contracting with DLR Group leading design services. The building foundation consists of 32 variable-size spread footings and a perimeter foundation wall placed on 10' of over excavated and re-compacted earth. The building will incorporate a steel-braced frame system using a grid

connection to the existing Medical Center. Building next to an occupied, heavily-used medical center increased the complexity of construction logistics. AP implemented a series of strategies to segregate work activities from public access and provide effective wayfinding around construction zones.

Memorial Hospital North, Credit: WHR Architects

Large Addition to Memorial Hospital North in Colorado Springs Targets 2018 Completion

UCHealth broke ground in the fall of 2016 on a 160,000-sf addition to Memorial Hospital North in Colorado Springs with an expectation that the completed work will be ready for use in 2018. The project is being built concurrently with the Children's Hospital Colorado facility on a shared campus. GE Johnson is leading construction management and general contracting services, while WHR Architects is responsible for the expansion's design. The new space will serve a wide range of medical services for both adult and pediatric



patients including acute care and ICU beds, labor and delivery rooms, and the expansion of Oncology and surgical services. Other areas that will be improved or expanded include lab and pharmacy spaces, sterile processing, food and nutrition, imaging, and emergency services.

As part of the scope, GE Johnson will also renovate several thousand square feet of the existing hospital tower to support the realignment of services once the new space is complete.



St. Lukes, Credit: Dwight Hart Studios

Skyridge Medical Center Develops Hybrid Operation Rooms with Precision Imaging

Skyridge Medical Center is working closely with designers, Path21 Architecture, and builders, Catamount Constructors, to develop a hybrid Operating Room (OR) that will increase their capacity to tackle tough vascular procedures through the addition of a highly-specialized angiography precision imaging system. The equipment requires a conductive, engineered-flooring system that assists in the mobility of the imaging station. This

allows the unit to step in and out of the procedure as-needed, and return to the exact place, freeing the floor for surgeons. A new air handling unit will supply filtered and tempered air to the space to meet the higher air-change demands of the new equipment's cooling requirements.

The 3,980-sf space within the Skyridge Medical Center will be ready to welcome patients in the fall of 2017, after 10 months of intense coordination to ensure a highly-synchronized build-out. Skyridge Medical Center, is a HealthOne company, and both Path21 Architecture and Catamount Constructors benefited from a well-defined working relationship

on the recently-completed, and highly-similar build out of a hybrid operating room at St. Luke's Medical Center (at top right), also a HealthOne company. That OR includes twin neonatal support spaces to account for high acuity level support to mother and child simultaneously, if needed.

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Photo above: Banner Skyline Expansion

Prefab Strategies Accommodate an Aggressive Schedule on Longs Peak

UCHealth continues their sustained push to add state-of-the-art health care to Colorado communities with the new Longs Peak facility located in Longmont, Colorado. This 220,000-sf hospital will offer 53 inpatient beds with space remaining to potentially increase that number to more than 100 in the future. The project, currently targeting a summer 2017 completion, is being developed through the Construction Manager/General Contractor delivery method with WHR Architects leading the design effort and Haselden Construction leading construction services.



Located on a 44-acre site, the project has an aggressive schedule of just 14 months, requiring the construction and design teams to employ a continuous improvement process that included prefabricating headwalls, rack systems, ceilings, casework, and nursing stations and incorporating other Lean Construction strategies. By erecting an on-site prefabrication workshop, Haselden

created an independent assembly area that is directly adjacent to the work site accommodating simplified material delivery, staging, and storage. The completed facility will feature an intensive care unit, a Level III trauma center and emergency department, operating rooms, advanced cardiac services, and a surgery center in a building currently target a LEED for Healthcare USGBC certification.

The Village at Belmar, Credit: Rosemann & Associates

The Village at Belmar Readies for New Residents

Ascent Living Communities and Construction Manager/General Contractor GH Phipps are putting the finishing touches on the Village at Belmar, an innovative senior living facility in Lakewood. With an opening rolling out in March/April 2017, the project broke ground in the late fall of 2015. The new facility, designed by Rosemann & Associates, will incorporate a variety of different senior living environments from fully independent to assisted living and memory care suites on a 9-acre, walkable campus.



elevator accessing the second-floor units. 72 assisted living units are joined by 24 specialized suites in a larger three-story building designed to support seniors with memory loss conditions. The development takes a decided interest in promoting outdoor interaction throughout the landscaped campus with a

large central green connecting the independent and assisted living units. The campus is strategically located near the Belmar mixed-use development, the Lakewood City Center, and the Lakewood Cultural Center.

60 active adult residences in a quad-plex design will include a private

Sr. Living Community, the Retreat at Sunny Vista to Serve Colorado Springs

The Retreat at Sunny Vista, currently under construction in Colorado Springs, will bring 66 well-appointed assisting living and memory support apartments and suites to market in October of 2017. The 55,491-sf facility presents numerous light-filled community spaces, multiple dining venues and three fireplace lounges, a sun room, and spacious outdoor patio gathering spaces and retreats. The two-story structure will offer 28 memory care units (24 private / 4 shared-private) and 38 assisted living units in a combination of one- and two- bedroom apartments, studios



Sunny Vista, Credit: Lantz-Boggio Architects

and studio plus floor plans to choose from.

Pinkard Construction is leading construction services on the CM/GC project, which was designed by Lantz-Boggio Architects and broke ground in September of 2016. The wood-framed structure will also

contain a commercial kitchen and central laundry facility, while the 4.78-acre site will include a sensory garden, walking paths, and community gathering areas. The Retreat at Sunny Vista will be operated by Cappella Living Solutions.

Superior Medical Office Building in Construction Along US 36

A new 62,006-sf Medical Office Building broke ground just off The Boulder Turnpike in Superior, Colorado in January 2017 with an early 2018 completion projected. The new building will offer four-stories of space in a structure composed of brick, CMU block, stucco, and glass adjoined by a 232-stall parking structure in pre-cast concrete panels. The four-sided design accounts for access to daylight in virtually all interior spaces and will be connected to the parking structure via a second-floor pedestrian passageway. The 16,099-sf main floor will include



Superior Medical Office Building, Credit: Intergroup Architects

an urgent care facility and a high-tech medical imaging center. Floors two, three, and four will account for medical offices for private practices and specialized services.

Intergroup Architects of Littleton takes responsibility for the design, which went through several

previous development iterations before landing on the detached MOB concept being built today. The project is being developed by Sawtooth Development and General Contracting services are being managed by DSP Builders. Inc. of Denver.



AIA Industries

AIA Industries Celebrates 40 Years of Natural Lighting/Skylighting and Manufacturing

AIA Industries, Inc., "The Skylight Source", is celebrating its 40th Anniversary. Founded in Denver 1977 by Jim Donaldson in a 2,000 sq. ft. office/warehouse rented space, growing to 50,000 sq. ft. today in north Denver with 50 well trained people designing, manufacturing, and installing skylights and custom glazing products throughout the Rocky Mountain Region. AIA has supplied products in every state in the U.S. as well as shipped to foreign countries such as Canada, Mexico, and Saudi Arabia, and many others.

AIA offers everything from standard domed and flat curb mount skylights, large circular skylights, up to 8 ft. diameter walkable skylights, to large structural skylights of every description for commercial as well as high end residential projects.

Working with architects on design, supplying contractors, and installing skylights as a subcontractor with a highly-trained AIA installation team offers one source, one responsibility for all types and sizes of skylights. Implementing lean manufacturing principles has increased productivity and resulted in consistent quality for its products while maintaining a safe, pleasant work environment.

The success of skylighting is controlling all aspects of the process such as the design of the aluminum extrusions, choice of proper glazing materials for solar control of thermal efficiency and the manufacturing processes that build in the quality and reliability.

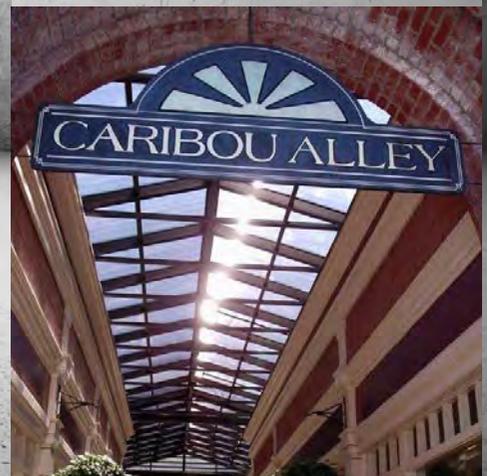
Prominent projects that AIA Industries has done range from historic structures such as the Colorado State Capitol skylight replacement, Colorado Governor's Mansion, Denver Botanic Gardens, Oxford Hotel, Jerome Hotel in Aspen, New York Fire Museum skylight above the memorial to 343 Heroes of FDNY who lost their lives on 9/11, many large residential and commercial projects in Aspen, Telluride, Vail, Lake Tahoe, New York City, San Francisco, fifty three circular skylights ranging from 3 feet to 8 feet diameter on the Winnipeg Airport in Canada, and palaces in Saudi Arabia.

AIA developed a thermally broken aluminum glazing system, Eco-Wall 2560, for glazing multi-walled polycarbonate from 25 mm to 60 mm thickness for glazing as an option to other Translucent glazing materials offering diffused light transmission, great thermal qualities, and high impact resistance for new construction or replacement of existing systems. Completing several projects in the Rocky Mountain area as well as just shipping a large job to Seattle, Washington.

AIA Industries also manufactures and supplies fabricated plastic products such as clear covers and boxes for architectural models and museum artwork, point of purchase displays, industrial machined plastics, and lighting globes and lenses – recently completing 190

large clear globes for lighting on Denver's 16th Street mall.

The team at AIA has enjoyed 40 years of interesting projects and growth and is looking forward to serving the construction industry for the next 40 years.



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According to the latest Masonry Market Research Report, released by IBIS World in March of 2017, the U.S. masonry market is “rock solid” and will experience a slow growth rate over the next five years. The report attributes increased housing starts and low unemployment rates across the country as driving factors for masonry construction in both the residential and commercial areas. These construction growth indicators affect all building types, though, especially in Colorado, where population surges are placing great demands on construction. The mystery then remains, “Why masonry? Why now?”

Masters in Masonry

By: Julie Wanzer, LEED AP

Coming Back Full Circle

This resurgence in demand for masonry, albeit slower than other building materials, can be likened to a returning boomerang, that comes full circle along an elliptical path back to its point of origin. Historically, masonry has been a mainstay in building materials. When cheaper alternatives entered the market and recessionary forces demanded that contractors build structures at much lower costs, masonry “swerved” out of the industry.

“...masonry was viewed as a noble material to be used to demonstrate permanence, elegance, and importance.”

Dennis Humphries, Principal at Humphries Poli Architects, commented, “When we started practicing

architecture [over 45 years ago], masonry was viewed as a noble material to be used to demonstrate permanence, elegance, and importance. As construction pricing began to escalate, less expensive materials arrived on the market that were also more readily available. However, over the years, after experiencing the premature failure of these alternative building materials, we learned that this less permanent vision was greatly shortsighted. It appears now that we are back on the trend of using masonry for all of the same reasons that it has historically been an important building material.”

Sustainable Aspects of Masonry

Mainly due to recent changes in building and energy codes, masonry has now made a “comeback” as a viable building product in construction. Mike Schuller, a consulting engineer and President of Atkinson-

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Anna and John J. Sie International Complex - University of Denver
Photo credit: James Ray Spann

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New Saint Joseph Hospital, Photo courtesy of: Mortenson Construction



Drunken Brick - Lakewood 1970's Trend
Photo courtesy of: JE Dunn



Photo courtesy of: Humphries Poli

Balfour at Riverfront Park
Assisted Living Facility
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Noland & Associates, explained that masonry buildings have a high thermal mass, such that they can store energy absorbed from the sun and release it over time. Conversely, masonry-type buildings can resist heating up too fast from solar radiation.

“The main sustainable benefit of masonry building products is their durability and longevity, where not a lot of maintenance is required,” commented Mr. Schuller. Five of the seven masonry interviewees echoed this sentiment of almost near-zero maintenance. Todd Berich, President of Berich Maonsry, Inc., added, “Lifecycle costs of properly designed masonry projects are incredibly low, adding to the owner’s bottom line by experiencing minimal maintenance costs.”

Josh Cronholm, co-founder and Vice President of Ammex Masonry, Inc, also noted other sustainable aspects of masonry by saying, “Masonry is reusable and recyclable for the most part too, because masonry buildings can be deconstructed and the materials reused in many cases. Most masonry materials are locally produced, which lessens environmental impact in transportation and delivery.”

Skilled Labor Challenges

Although having made a recent revival, the masonry industry is not without its challenges. Like most construction sectors, the masonry industry is playing catch-up in order to train and educate the next generation of its labor force. All interviewed parties cited an aging labor force and lack of trained manpower as concerning challenges. The industry is making use of apprenticeship programs, continuing education units for current masons, and even certifying masonry contracting companies, themselves, to further the advancements of masonry in the industry.

One such program includes a Masonry Apprenticeship Program, in alignment with the Construction Industry Training Council and the Rocky Mountain Masonry

“The main sustainable benefit of masonry building products is their durability and longevity, where not a lot of maintenance is required”

Institute (RMMI). This three-year apprenticeship program graduates journeymen with the knowledge-base to advance in masonry. Josh Cronholm commented, “The apprenticeship program is a really rigorous and comprehensive study that encourages people to enter the trade. Upon completion, the apprentices are recognized journeymen with a great career and bright future ahead of them, and without the student loans that often come with today’s university education.”

The masonry certification program, also administered through RMMI, is meant to train foreman, estimators and company owners regarding masonry best practices and quality control. Bret Terry, Executive Director of RMMI, added, “Our ultimate goal is to get in front of the laborers working in the field. With proper training and more collaboration on the job-site, we can positively impact scheduling and overall project cost.”

Slow to Change

Although longevity is one of its main benefits, masonry has not allowed for much change or innovation. What has changed, though, is the focus on safety. Jerry Thomas, Masonry Superintendent at Mortenson Construction, said,

“Safety is so much more advanced from ten to twenty years ago - from the way scaffolding is erected, to being much more mindful of silica dust in our operations.”

Other innovations focus on new materials entering the market, that include: water repellent additives to increase performance, varying textures that allow for more creativity in design, and even a self-consolidating grout concept that does not have to be mechanically vibrated as is required with concrete.

Technology, though rarely mentioned in masonry, is also playing a role in its evolution. Dennis Humphries noted that designers at Humphries Poli, "...have been using our 3-D printer to fully examine the opportunities of patterning brick, stone and other masonry products in a mock-up of our designs. We have now taken that even one step further with the use of Virtual Reality models that can fully demonstrate the breadth of patterning, texture and color afforded by these materials."

Masonry has definitely come full circle over the years and has reemerged as a sustainable building product. From its aesthetics, to durability, to low maintenance requirements, masonry has re-established itself in the construction industry. However, without an increased focus on training and recruitment of the next generation of its labor force, masonry could recess once again. Dave Little, Chief Business Development Officer at The Gallegos Corporation, aptly noted that as masons, "We still can't automate what we do." 



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Understanding Legislation is a Priority *by Marilen Reimer, CAE*



Marilen Reimer, CAE

The author is Executive Director of the American Council of Engineering Companies (ACEC) of Colorado.)



During the 2017 Colorado Legislative Session, we have been hearing from legislators about the challenges regarding our state budget - namely finding a reliable transportation-funding stream to address the \$9 billion in needs across the state and reforming the construction litigation statutes that are hampering multi-family for-sale development.

With regard to transportation funding, polling has shown that the public doesn't know what the primary source of funding is for the Colorado Department of Transportation (CDOT). Do you know? It's the state gas tax of 22 cents per gallon, which has not increased since 1991 and was not indexed to inflation. One can appreciate that the buying power of those funds are not the same in 2017 as they were 26 years ago, in 1991. The amended HB17-1242 is expected to pass the house and will be sent to the senate for more robust conversations and amendments in early April. When I testified on behalf of ACEC Colorado in support of the bill, I emphasized that the need for a reliable funding bill is imperative for long-range planning purposes, and the impacts of doing nothing will have serious negative long-term impacts on all segments of our economy and our growing population.

HB17-1242 will refer a measure to the voters in November 2017, asking for a sales tax increase of 0.62 percent that will go toward improving, expanding and maintaining our transportation system, and providing mobility options across the state; cutting the FASTER Road Safety surcharges and eliminating the FASTER late fees on vehicle registrations; and providing CDOT with \$375 million annually in new revenue. Seventy percent of the remaining funds will be split between our cities and counties, and 30 percent of the remaining funds allocated to multimodal options. This bill will allow the state to

bond up to \$3.5 billion for projects; publish a project list so the public will know where the funds are going; implement more accountability to ensure that the funds are spent as they were intended; and the tax will sunset in 20 years.

A huge education campaign is already underway to explain to the public why this sales tax increase is important for the economic well-being of Colorado and its citizens. FixItCO, a coalition of stakeholders from all four corners of the state, is producing educational pieces for the public to understand why this effort is so important. ACEC Colorado is part of this coalition and will provide its own resources to educate its members, families, friends, and colleagues to support this bill.

The leadership of both chambers is also dealing with amending current construction litigation statutes. Although several pieces of legislation have been introduced, there are two that ACEC Colorado is tracking closely as of this writing: SB17-045, claim allocation of defense costs; and HB17-1279, a requirement that an owners' association obtain approval from unit owners before filing a claim. Both are being amended-some we like and some we don't, but that's part of the legislative process. Will another bill be introduced that can kick-start condo development in Colorado, which is only three percent of the market versus 20 percent in other parts of the country? We'll see. Like the transportation -funding bill, these two pieces of legislation are a good starting place for robust discussions by all stakeholders to ensure that we end up with something that will positively impact economic development throughout Colorado.

And lastly is the state budget, also known as the Long Bill, SB17-254. Colorado's budget process has an important

differential from the federal process: Our legislators must pass a balanced budget. This year, I've taken a stronger interest in understanding our budget and the process. Colorado is proposing a \$26.8 billion budget, but I was surprised to learn that legislators only control about \$10.6 billion in the general fund, because the rest is mandated. That's a lot of money, but we have significant needs in our core programs to fund, including K-12 education and higher education, health care, human services, corrections, and general government - the legislature and the governor's office. I also didn't realize that the public has been a participant in the budget process over the last few decades with the passage of Amendment 23, the school-funding mandate; marijuana, tobacco and gaming taxes; the

lottery; and TABOR, which has put a limit on the amount of money the state can bring in and spend each year before it triggers a refund. When Colorado expanded Medicaid benefits, the federal government agreed to pay 100 percent for those enrolled in that expansion; in 2017, the state now has to contribute 5 percent and feds 95 percent. So as much as our budget has increased, so have our expenditures - especially mandated expenditures. Our elected officials have a challenge to balance a budget that this year will have an approximate \$700 million shortfall. An example of funds on the chopping block are for transportation, which will be funded at about \$79 million when roughly \$180 million was expected - another reason to find a new revenue source. This will leave more for education, but education

is not getting the full complement of money required to educate our future workforce.

We appreciate the leadership of House Speaker Duran and Senate President Grantham, and their commitment to lead and fulfill the priorities they made at the opening of the legislative session on January 11. Although the clock is ticking to get the transportation funding bill referred to voters and to change construction litigation laws, there still is ample time for the legislators to work together and find resolution before the close of session on May 10.

Colorado
**CONSTRUCTION
& Design**

2017-2018
EDITORIAL CALENDAR

SPRING/SUMMER 2017
AIA Western Colorado Regional
Report, Safety, Site Work, RMSCA
Steel Construction Report

SUMMER 2017
AIA Denver Regional Report,
Multi-Family Development, TOD,
Government Projects

SUMMER/FALL 2017
AIA Southern Colorado Regional
Report, Careers, K-12 and Campus
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Indoor Health and Wellness a Cornerstone of Rocky Mountain Green 2017

by Patti Mason

Colorado's natural resources are remarkable—from unparalleled outdoor recreation to healthy and walkable communities. But what about the indoor spaces in which we spend the majority of our days? Considering that people spend approximately 90 percent of their time indoors, the air quality, lighting and other health indicators in the buildings where you live, work and play are important factors to consider.

While most people may understand that green buildings have a reduced environmental impact and save big dollars through more efficient processes, they may not know as much about the impact on our health. Human health is an underappreciated aspect of sustainable development. Along with planet and profits, the health of the people in green buildings is an equally important aspect of the triple bottom line benefits that sustainability offers.

According to a recent study from researchers at the Harvard T.H. Chan School of Public Health's Center for Health and the Global Environment (CHGE) and SUNY Upstate Medical, occupants in high-performing, green-certified office environments scored significantly higher in cognitive function, had fewer symptoms of sick building syndrome, and a higher sleep quality scores than those individuals in high-performing, non-certified buildings.

In Colorado alone, the 2015 Green Building Economic Impact study reports that green construction is expected to contribute \$23.92 billion to the GDP, 281,000 jobs and \$16.03 billion in labor earnings between 2015-2018. Green building professionals are in a unique position to ensure that their projects minimize health risks and capitalize on opportunities to improve health.

USGBC Colorado recognizes the importance of indoor health and wellness as a cornerstone of green construction and LEED, the world's most widely used green rating system. And this year's Rocky Mountain Green, the region's largest green building conference, which takes place April 26-28 at the Sheraton Denver Downtown Hotel, will focus on just that.

Several of our presentations will highlight the new WELL Building Standard, which focuses on measuring and



COLORADO



Patti Mason

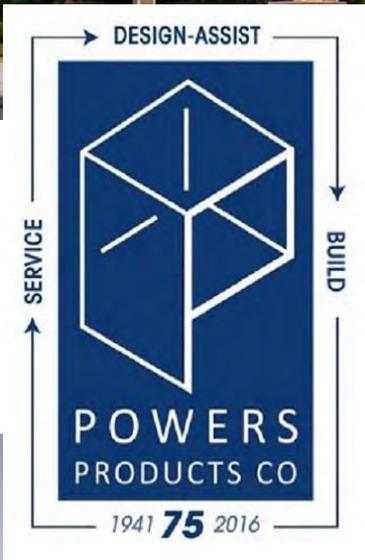
U.S. Green Building Council,
Director - Colorado

monitoring features of a building that have an impact on human health. We'll be exploring how WELL challenges industry standards, the connection between WELL standards and health care costs, and much more.

Dr. Antwi Akom, the keynote speaker, will highlight Colorado's growing urban areas, and how that affects environmental justice and human health issues. Dr. Akom is co-founder of the Institute for Sustainable Economic, Educational, and Environmental Design (I-SEED), which builds revolutionary technology platforms that connect everyday people to urban design and planning processes. His experience in working with economically and socially diverse communities around the country will allow us to highlight a new topic of sustainability by addressing neighborhood participation, equality and inclusion in rapidly developing communities.

Here are other presentations we're looking forward to:

- A look at how a design team is determined to give visitors to the new Pikes Peak Summit Complex a seamless, immersive experience with facilities specifically designed for the harsh environment on the Peak.
- An exploration of Colorado's water future and the One Water concept, which recognizes that we need to consider the best use of each type of water flow through our buildings and communities.
- An analysis of the financial story of high-performance buildings, including the significant return on investment they provide.
- Our partnership with Alliance for Sustainable Colorado and integrating their annual Heroes of Sustainability dinner gala with Rocky Mountain Green. In 2017 the Alliance for Sustainable Colorado will honor Rick Fedrizzi, Founding Chairman of the U.S. Green Building Council, who is now CEO and Chairman of the International WELL Building Institute.



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Contractors and Design Professionals Beware: Homeowner Protection Act Extended to Senior Living Center *by Rebecca W. Dow, Esq.*

HOLLAND & HART 



Rebecca W. Dow, Esq.

Holland & Hart, LLP

On March 9, 2017, the Colorado Court of Appeals extended the scope of the Homeowner Protection Act of 2007 (HPA) to a senior living facility owned by a corporate entity that rents its units to seniors. In a case of first impression, the Court in *Broomfield Senior Living Owner, L.L.C. v. R.G. Brinkmann Company d/b/a Brinkman Constructors* (2017 WL 929933) held that a senior assisted and independent living facility constitutes “residential property” that is protected by the HPA. The HPA invalidates a limitation or waiver of the Construction Defect Action Reform Act (CDARA) rights, remedies and damages in construction contracts and design professional agreements as being void as against public policy in cases involving residential property. The Court determined that residential property includes a commercial senior facility with tenants based on their conclusion that it is an improvement on a parcel that is used as a dwelling or for living purposes. The Broomfield Court stated that receipt of rental income did not make the property commercial.

What does this mean for contractors, subcontractors and design professionals working on for-rent residential improvements? This means that limitations specified in the contracts as to time periods for bringing claims by the owner will be void if less than the time periods specified in the HPA. CDARA specifies a statute of repose that begins once the residential property construction is substantially complete until the defect is discovered or should have been discovered not to exceed six years, and a two-year statute of limitations that runs from the discovery of the claim. The Broomfield Court held that the two-year statute of limitations specified in the construction contract after final completion was void as against public policy, and that the HPA deadlines applied.

This also means that any limitations as to damages in the contracts are also void. Contractors and design

professionals often limit damages to actual damages with waivers of consequential damages and even dollar limitations in these types of contracts, which would not be enforceable under this decision. Owners of for-rent residential projects would be able to bring claims for consequential damages, such as lost profits or loss of use, even if expressly waived in the construction or professional services contracts. Any provision in a construction or design contract for a residential property, including for-rent residential projects that were previously considered to be commercial, that limits the claims to a specified warranty and for a specified period of time are void and unenforceable under this decision.

The Broomfield Court used the CDARA definition of “commercial property” to mean property that is zoned to permit commercial, industrial or office type of use (C.R.S. 13-20-802.5(4)). Any property zoned or used for residential use, even if owned by a commercial entity that rents out its units, would now have the rights afforded a homeowner under the HPA. If this case is not reversed by the Supreme Court or overturned by a petition for rehearing, this decision is a serious game changer. Contractors and design professionals working on residential for-rent projects who thought their damages and statutory time periods were limited by the express terms of their contracts and by CDARA for commercial projects, will probably not have sufficient insurance in place. Nor will the contractors and design professionals have factored this increased liability into their fees. In addition to a gut check, a check of insurance policies and coverage and contract provisions should be undertaken by contractors and design professionals. Contractors may well want to require owners to carry owner controlled insurance policies (OCIP) for these types of projects in the future.

Fortifying Community Through Design *by RJ Steer*



RJ Steer

2017 AIA Colorado Board President



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When it comes to a new architectural design project – be it a single structure or an entire neighborhood - the importance of community engagement cannot be overstated. When members of the community and other key stakeholders are brought into the conversation early and often, a building or neighborhood will ultimately thrive. Without widespread support and adoption, the resulting ripple effect can permanently damage a client’s reputation and relationships.

A new or redesigned space should come to fruition in such a way that users and neighbors feel they have a “stake” in the project. Community members should feel as though their opinions and ideas were heard and valued during the planning and development phases. This can be achieved through the following:

Start the dialogue sooner than you think: Before you have a firm design and plan in place, take the time to introduce your concept to the people who will use and interact with it regularly. Reach out to them while you’re still deciding between courses of action. The community may be able to provide valuable insight and feedback that will inform your final design, and they will appreciate hearing from you before plans are inflexible.

Use plain language, and really listen: As you begin to engage users, neighbors, the larger community and other stakeholders, be careful in how you present your ideas and plans. Remember that you are communicating with a non-technical audience, so all architecture jargon (including acronyms and insider references) can be checked at the door. Never patronize, but aim to speak about the project in a way that will be accessible and relatable. And while you’re at it, take the time to really listen to what your audience has to say. Don’t just check the box when it comes to capturing public feedback. Position yourself as a trusted advisor. Whenever possible, and it won’t change the overall desired outcome, incorporate public feedback and mitigate objections within your design. Illustrate what you heard.

Set up a continuous feedback loop: Beginning with your early feedback sessions and data-mining activities, establish a few channels for feedback and conversation that will carry you through every phase of the project. This might be a series of town hall meetings, an online message board or website, and/or a social media account. Provide the community with options for getting in touch with the project team to pose questions and share ideas. This proactive engagement will be appreciated by your key audiences, and will prevent any feedback that you or your client is out of touch or hard to reach.

Provide frequent construction updates: As a project is underway, it’s critical to be courteous of the people living and working in the immediate vicinity of your new space. When major construction is planned, advance notice should be provided through the communications channels already established. The community will be more forgiving of noise, debris, traffic re-routing and other inconveniences if they have been alerted prior to the event. This will help to offset negative push-back on the project, and will enhance the community’s adoption of the finished space.

Across all four of these recommendations, the underlying theme is simply listening. When you approach community engagement as an exercise in listening, and maintain that attitude throughout the execution of a project, you’ll be successful in building relationships and securing community support.

“When you’re building consensus, a lot of people just want to be heard. The listening process is so important, even if you can’t incorporate every piece of feedback,” said Hole.

While we are all able to problem solve independently, we are even more effective when we interact with our community.

'Inner Ring' Suburbs Shift Gears *by Michael Leccese*



Michael Leccese

Executive Director, ULI Colorado

The next generation of development is coming soon to a suburb to you. Specifically to the “inner-ring” suburbs that led the great migration out of cities after World War II. This was indeed your grandfather’s suburbia – quite a different place from the master-planned, amenitized Highlands/Sterling/Rock Creek/Pick-a-Ranch model of today.

Early postwar suburbs functioned more like towns with neighborhood schools and parks and a defined commercial core. Cars were on the rise but kids still walked and biked places without adult supervision. This was my experience growing up on Long Island, N.Y., after my parents ditched the stoops of Bay Ridge, Brooklyn for a place called Oceanside (that was not next to the ocean).

Oceanside had a neat little downtown. So did Arvada, Aurora, Broomfield, Englewood, Lakewood, and Westminster, which grew up around historic cores they soon dwarfed and essentially forgot. Drive down East or West Colfax or South Broadway to get a sense of a slower-paced time before Power Centers and the vast arterial roads that feed them.

And a sense of what could be, as inner-ring suburbs prepare to transform into more urban places, e.g., more walkable, mixed-use, denser, and with transit options. The timing is good as our older suburbs need revitalization. They face such issues as dated, declining commercial areas, increasing poverty, stagnant tax base, and an aging population.

As usual demographics drive this change with Millennials leading and Boomers close behind. I see this with younger ULI members making the transition from matching to hatching. They can no longer afford (or fit into) city apartments, but they show no interest in the commute from a brand-new community on the fringe. The rise of the FasTracks network and regional greenways makes it possible to live in suburbia with alternatives to the drive-everywhere lifestyle.

In addition, growing tastes for Mid-Century Modern design and smaller lots work in favor of the inner ring, which has

plenty of both. Meanwhile, us Boomers are also empty nesters. Downsizing to a condo or townhome near a suburban rail station looks like an attractive way to connect to the city, stay close to old friends, and cut down on the need for driving.

To their credit, the leaders of inner-ring suburban community saw change coming and prepared. Infrastructure investments and sound planning promise to create some of our region’s most walkable, accessible TODs at locations like Old Towne Arvada, Thornton, and Wheat Ridge. Real estate analyst John Burns labels this new type of development “Surban.”

“While urban areas are becoming more and more expensive, the urban lifestyle is becoming more and more popular, so suburban towns and developers are increasingly catering to those looking for a more walkable, dense community,” says Burns, co-author of *Big Shifts Ahead: Demographic Clarity for Business* (Advantage Media, 2016).

For example, Lakewood invested in the Lamar Station area near West Colfax to create the walkable, vibrant 40 West arts district. Not far from Casa Bonita, this district is attracting projects like West Line Flats, the first new multifamily development in a generation. In Aurora, the Mile High/Koelbel team is redeveloping the semi-dead Regatta Plaza shopping center as a mixed-use TOD including Class A office towers. City of Westminster corralled \$250 million worth of public and private investment into its only FasTracks station, which is attracting new housing and jobs to one of its poorest sectors.

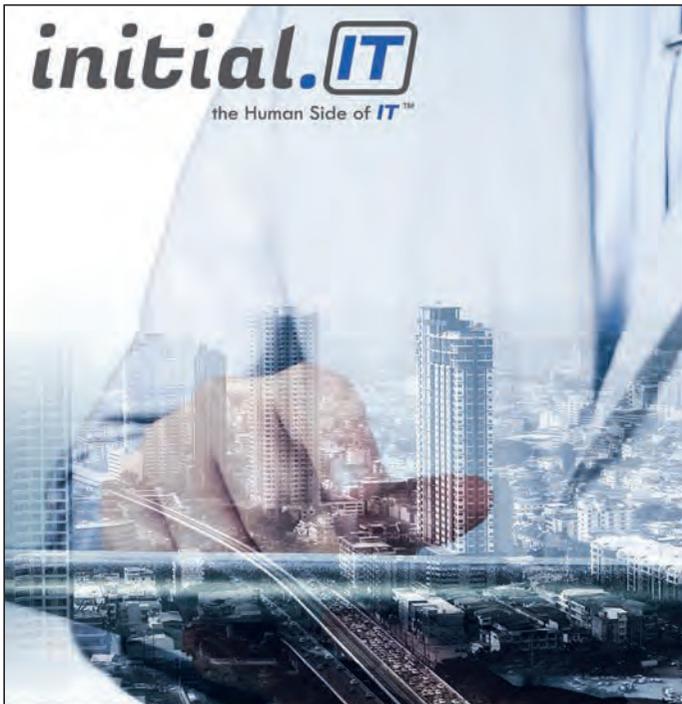
How much will shifts in demographics, planning, investment, and tastes for urban living transform the suburbs? Will the 21st century version of “Leave it to Beaver” be “Leave it to Hipster”? While you ponder that, keep an eye out for opportunities as the inner ring comes alive.



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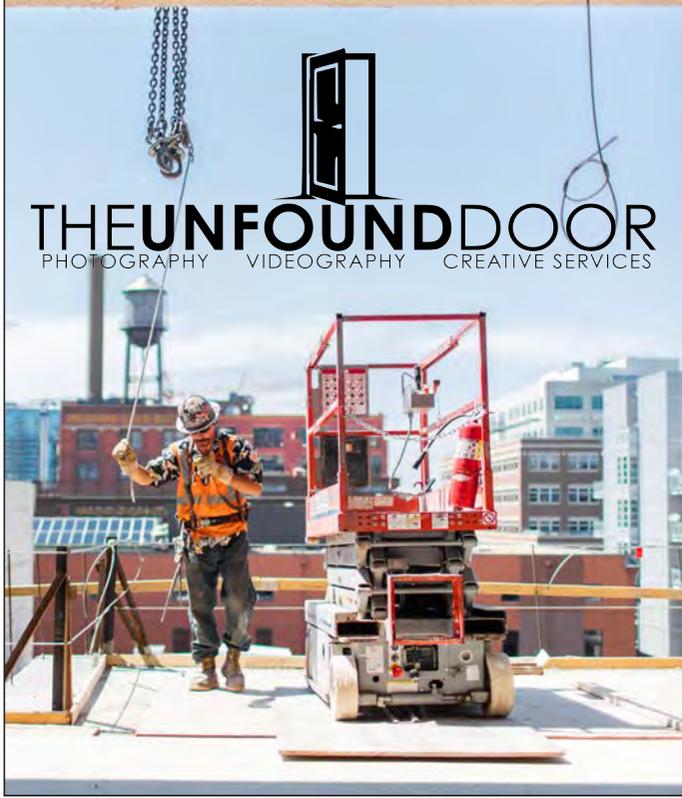


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John Mayerle

John Mayerle is CCIG's Director of Risk Control. He can be reached at johnm@thinkccig.com or 720-330-7919.

Preventing Ladder Injuries *by John Mayerle*

"I have seen grown men with big, burly beards who have been in the safety professional world cry as they talked about going to the hospital and hearing men's wives say, 'This was your responsibility to make sure he was safe. What happened?'"



Those are the words of Ryan Moss, president of the American Ladder Institute, in a recent *Safety + Health* magazine interview meant to draw attention to the first-ever National Ladder Safety Month in March.

Falls from ladders account for about 20,000 injuries and 300 deaths in the U.S. each year.

"Without better training and continuous innovation in safety, planning, and product design, we will continue to see far too many fatalities," Moss said in announcing National Ladder Safety Month.

ALI research has found that 75% of workplace ladder incidents could be avoided with the proper training. Ladder-related citations are commonly seen on OSHA's annual Top 10 list of most-cited violations. In fiscal 2016, the agency reported 2,625 violations involving ladders, No. seven on the list.

Worker injuries and deaths, of course, typically influence workers' compensation costs, too. ALI estimates \$5.5 billion a year is spent as a result of workplace falls.

ALI says that one of the more common mistakes fall victims make is to miscalculate a ladder's weight rating. The rating, it notes, is the combined weight of the climber and whatever tools or equipment they are carrying.

A taller ladder, ALI says, does not equate to a higher weight rating. Look for a ladder's Duty Rating, which is the total amount of a weight a ladder will support, including clothing, protective gear and weight of tools and supplies.

With all of that in mind, here are a few basic tips on ladder safety.

- User ladders only for their designed purpose.
- Use ladders only on stable and level surfaces unless secured to prevent accidental movement.

- Secure ladders placed in areas such as doorways or passageways or where they can be displaced by workplace activities or traffic. Or, use a barricade to keep traffic or activity away from the ladder.
- Keep areas clear around the top and bottom of ladders.
- Do not move, shift, or extend ladders while they are in use.
- Use ladders equipped with nonconductive side rails if the worker or the ladder could contact exposed, energized electrical equipment.
- Face the ladder when moving up or down, and maintain three points of contact. In other words, two hands and one foot or two feet and one hand should be in contact with the steps or rungs of the ladder at all times.
- Wear proper footwear such as non-slip shoes or boots.
- Do not carry objects or loads that could cause loss of balance and falling.
- Always inspect the ladder for damage before each use

Additional OSHA rules:

- Ladders shall not be tied or fastened together to provide longer sections unless they are specifically designed for such use.
- Do not use single-rail ladders.
- Never use the top or top step of a stepladder as a step.
- Rungs and steps of portable metal ladders must be corrugated, dimpled, coated, or treated to minimize slipping.
- If the total length of the climb on a fixed ladder is 24 feet or greater, the ladders must be equipped with ladder safety devices, self-retracting lifelines and rest platforms, or a cage or well with multiple ladder sections.
- Each step or rung of a fixed ladder must be able to support a load of at least 250 pounds.

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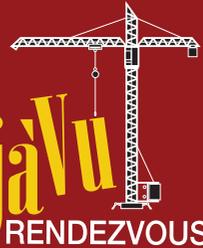


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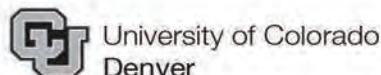
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There is strong - Then there is AGC Strong Presidents Letter *by Michael Gifford*



Michael Gifford

Author Michael Gifford is President and CEO of the Associated General Contractors (AGC) of Colorado

I get to visit with contractors every day. When they ask how's it going, I tell them we've been out there - speaking for the industry with one voice. Well, what does that mean? It means we are AGC Strong when we speak with the voice of 525 members. Here's a few examples:

- Ran ads on television, radio, and all over the internet (not to mention billboards, bustails, and light rail) recruiting new employees to our workforce through the Construction Careers Now! construction orientation program
- Testified on SB17-157 at the State Capitol in March, alongside Lakewood Mayor Adam Paul, which led to a bad construction defects bill being defeated
- Met with AIA and ACEC to coordinate design-build GMP procurement policy for state projects - in preparation for a meeting with the state architect
- Made a significant contribution to the Colorado Springs Issue 2 campaign to fund 26 important stormwater infrastructure projects that will help fuel new commercial building in that city
- Presented to school district construction managers on why construction costs were increasing in Colorado and how to manage the process better from their end
- Invested \$25,000 in the Metro Denver Economic Development Corporation as a member of the MDDEC Executive Committee - and provided key input on economic development policy to achieve continued commercial building in Colorado

- Ditto at the Aurora Economic Development Council Board of Directors
- Ditto at the Colorado Springs Chamber and Economic Development Government Affairs Committee
- Presented a panel on P3 project risks and rewards to a group of 400+ AGC members
- Met with the entire CU system (Anschutz, Boulder, Colorado Springs, and Denver) on quicker release of retention on CU projects
- Worked with Governor Hickenlooper and Denver Mayor Hancock to tape public service announcements for the Construction Careers Now! program

To our 525 members, thank you for investing in AGC Strong. To join us, call 303-388-2422 or visit www.agccolorado.org



Bryan Cook - AGC Chapter Operations Director, and Governor Hickenlooper



Building Colorado Together

AGC EVENTS & TRAINING

JANUARY-DECEMBER 2017

EVENTS

- Apr 13 A3LC +20 Networking Event @ Stoney's Bar & Grill, Denver
- Apr 19 Breakfast with the Board @ Colorado Springs Marriott
- Apr 19 Construction Careers Now Hiring Fair @ Emily Griffith Technical College, Denver
- May 4 A/E/C Networking Event @ Rio Grande Restaurant, Fort Collins
- May 17 Safety Awards & Breakfast with Board @ Lakewood Country Club, Denver
- May 24 CCN Hiring Fair @ Emily Griffith Technical College, Denver
- May 25 A3LC Owners' Round Table @ AGC Training Center, Denver
- Jun 15 New Member Happy Hour @ TBD, Denver
- Jun 21 Networking Hockey Fundraiser @ Promenade Ice Center, Westminster
- Jun 28 Construction Careers Now Hiring Fair @ Emily Griffith Technical College, Denver
- Jul 19 Breakfast with Board and GC Showcase @ Marriott Tech Center, Denver
- Jul 28 Meet 'n' Greet/Developer Showcase @ TBD (Mountain area event)
- Aug 7 Lakewood Golf Tournament @ Lakewood Country Club, Denver
- Sep 15 Clay Shoot hosted by FLF @ Kiowa Creek Sporting Club, Bennett
- Sep 20 Northern Breakfast with the Board @ TBD
- Nov 9 A3LC +20 Networking Event @ Stoney's Bar & Grill, Denver
- Nov 17 Industry Gala & ACE Awards Banquet @ Hyatt Regency Denver
- Dec 13 Breakfast with Board & Associate/Supplier Showcase @ TBD, Denver

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| Basic Stormwater Compliance Course | April 27, May 25, June 22, July 27, Aug 24, Sept 28 |
| Advanced Stormwater Managers Course | May 4, Jun 1, Jul 6, Aug 3, Sep 7, Oct 5, Nov 2 |
| Commercial Blueprint Reading | April 20-21, Oct 12-13 |
| Leadership in the Field | |
| Planning & Cost Control | Oct 6 |
| Leadership & Communication | Oct 20 |
| Project Management Essentials | Nov 29-Dec 1 |
| Silica Presentation Equipment Showcase | May 19 |

Associated General Contractors of Colorado

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Six *AGC Colorado* Firms Honored at the 18th Annual Construction Safety Excellence Awards

Six Associated General Contractors of Colorado (AGC/C) member firms were honored as National Finalists at the 18th Annual Construction Safety Excellence Awards that took place March 8th at the AGC Annual Convention in Las Vegas. These awards recognize AGC Members who have developed and implemented premier safety and loss prevention programs, and utilize continuous improvement efforts to elevate their safety and health management systems.

“We are very proud of our members that were recognized for their commitment to safety. Despite the increasing pressures construction firms are facing with the multitude of projects taking place in Colorado, they have not wavered in their efforts regarding safety training, work site hazard controls and continued safety program innovations,” said Michael Gifford, President and CEO of AGC of Colorado. Mr. Gifford was present at the award ceremony to represent the AGC of Colorado chapter.

The following Colorado firms were recognized at the Willis Safety Awards Breakfast. The Gallegos Corporation was honored as a first place winner in the Specialty Division, 500,000 – 750,000 work hours. Haselden Construction, LLC took home a second place award in the Building Division, 450,000 – 750,000 work hours. Kenny Electric ranked second in the Specialty Division, 750,000 – 1 million work hours, as well as Fiore and Sons, Inc. with a second

64 | Colorado Construction & Design

place recognition, in the Specialty Division, 500,000 – 750,000 work hours. Third place winners included Glacier Construction Co., Inc. in the Building Division, Under – 150,000 work hours and MTech Mechanical in the Specialty Division, 750,000 – 1 million work hours.

Byron Haselden, Chief Executive Office and President at Haselden Construction, personally accepted the safety award for Haselden at the convention. He commented,

“Every single team member at Haselden Construction is committed to and has a voice in safety through our ‘I Got Your 6’ program, no matter what their role is. I am proud of their efforts and commend our safety professionals for their diligence in keeping our projects and workers safe. This truly is a great honor.”



The Gallegos Corporation



Haselden Construction



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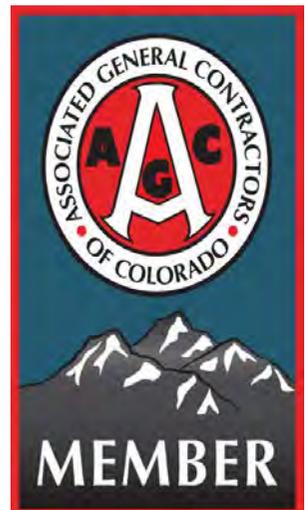
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Michael Gifford, President & CEO AGC Colorado & Mike Branigan, Publisher, Colorado Construction & Design magazine



Past Leonardo Award winners include (L-R) Stacy Stout, FSMPS, CPSM, Deb Schindler, APR, MBA, Robert Trout, CPSM, Dena Wyatt, Marcy Loughran (2017 Winner) Dennis Richard, Christine King, FSMPS, CPSM, Jim Mellor



David Laird, Marketing Coordinator at BG Buildingworks & Karen Crilly, Director of Marketing & Client Development at BG Buildingworks, Inc. (BG) (Winners of two awards; Direct Mail Campaign & Holiday Piece)



Andrea Dubbert, Business Development Director at Nunn Construction, Inc. & Rachel Ribich, Marketing Coordinator at Nunn Construction, Inc. (Winners of the Corporate Identity Award for Nunn's recent re-brand)



Daniel Korte Senior Web Developer at TOKY Branding + Design & Danny Burns, Branding + Design at TOKY (winners of Best Website) with Michele Decker

AGC Colorado Rockies Opening Day



Nelson Civil Construction Services



Colorado Barricade Co.



Ludvik Electric



Berg Electric



This is an informal "Meeting of the Michaels" at the Colorado Rockies' home opener following the AGC tailgater. L-R- Michael Gifford - AGC Colorado, Michael Hicks, AIA - Powers Products, Michael Leccese - Urban Land Institute and Michael Branigan - Colorado Construction & Design magazine. Photo by Jenay Gifford.



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Advertiser Index

41	Adolfson & Peterson Const.
62	AGC of Colorado
25	AIA Industries
61	Alliance Construction Solutions
49	Ammex Masonry
47	AP Eberlein Masonry
17	Baker Concrete
45	Brekhus Tile & Stone
19	Bryan Construction
57	Business Rewritten
27	Calcon Constructors
05	CCIG
15	Cesare, Inc.
11	Colorado Barricade Co.
67	Colorado Business Bank
29	Colorado Cleanup Corp.
23, 26, 51, 59	CCD Magazine
09	Contractors Health Trust
25	CTL Thompson
61	CU Denver
26	DBIA
60	Deja Vu Rendevous
67	Diamond Excavation
07	Douglass Colony
41	Dynalectric
15	Emich Chevrolet
71	Fiore & Sons
47	Gallegos Corp.
51	GE Johnson
13	GH Phipps
23	Holland & Hart
57	initial.IT
57	ImageWerx
71	Ken's Reproductions
59	Kumar + Associates
26	MCR Helical Piles
27	Monroe & Newell
70	Nimbus Consulting
59	Nunn Construction
53	Powers Products
29	ProCraft Mechanical
02	Rio Grande Co.
03	Rocky Mountain Prestress
49	RMMI
67	SMPS Colorado
59	Total Fire Protection
57	The Unfound Door
72	Wagner Equipment

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